

STERLING LAND COMPANY

306 West 14th Street • Sterling, IL 61081

Monte Van Kooten
Broker/Owner
815-625-8617

James J. Anderson
Broker/Owner
815-718-1878

STERLING LAND COMPANY LAND REPORT

January 6, 2012

238 Acres sold in Will County-December 30th-5 Miles South and West of Manhattan-Mostly Elliot Ashkum Soils-Productivity Index of 126.1
\$8,650/Acre or \$71.65/PI Point.

119 Acres in Bureau County-December 15-Hall Township just NW of Spring Valley on Highway 6-Sold in a sealed bid type auction-Catlin/Flanagan soils with Productivity Index of 131.9- Reports indicate that the bidding fell short of an acceptable price for the seller. Subsequent discussions may have yielded a sale price of about \$9,000/Acre or \$69.04/PI Point.

160 Acres sold in Tazewell County-December 15th-Located about 6 Miles SW of Pekin and within 2 miles of the Illinois River. An interesting sale in that it would be considered a "Sand" farm-over 90% Onarga Sandy Loam with a Productivity Index of just 110 but a sale price of \$13,000/Acre for \$119.33/PI Point.

Driving the price though was the fact that the farm included a Center Pivot irrigation system which is not accounted for in the Productivity rating system. This farm would likely be used in Seed Corn production.

151 Acres under contract in Bureau County-Lowest priced all tillable farm of the year? Possibly-Said to have sold for \$3,200/Acre.

The catch? Needs extensive drain tile to make it a viable farm. But apparently that is feasible. PI of 127.2 indicating \$25.10/PI Point.

476 acres in McDonough and Warren Counties -December 15-Several parcels were offered for sale in McDonough and Warren Counties. Located about 10 miles north of Macomb. The best parcel-81.32 Acres with a 138.8 PI sold for \$10,700 or \$79.32/PI Point.

Other parcels were as follows-

81.61 Acres-\$7,800/Acre PI-139.7 \$95.53/PI Point.

78.73 Acres-\$7,800/Acre PI-137.5 \$58.38/PI Point.

152.11 Acres-\$7,800/Acre PI-134 \$89.10/PI Point.

28.17 Acres-\$3,550/Acre Pasture Land

32.57 Acres-\$3,800/Acre Pasture Land

22.1 Acres- \$4,000/Acre Pasture Land

January 6, 2012 Page 2

**142.75 Acres sold in Stephenson County-December-Just on the edge of Lena.
\$9,550/Acre with PI of 130.3 and \$77.73/PI Point.**

Monte Van Kooten
Sterling Land Company
www.sterlinglandcompany.com
[815 718-2244](tel:8157182244)

STERLING LAND COMPANY

306 West 14th Street • Sterling, IL 61081

Monte Van Kooten
Broker/Owner
815-625-8617

James J. Anderson
Broker/Owner
815-718-1878

STERLING LAND COMPANY LAND REPORT January 19, 2012

160 Acres sold in Winnebago County-January 11th. Seward Township-3 miles west of the town of Winnebago and about 10 miles west of Rockford. Including house and farm buildings that added little value. Productivity Index of 136.8

Sold for \$10,500/Acre or \$79.59/PI Point.

150 Acres sold in Ogle County-January 11th-Eagle Point Township-3 Miles west of - Polo-Nearly All Osco Silt Loam 138.3 PI.

Sold for \$9,000/Acre for \$65.96/Acre.

A failed Land Auction in Bureau County-January 12th-109 Acres of land were offered for sale in Milo Township about 15 Miles SW of Princeton. Bidding stopped at \$4,000/Acre. It was said that the sellers were expecting \$6,000/Acre. PI was 113.8.

177 Acres sold in Vermillion County-January 4th-10 Miles north of Danville and a few miles west of the Indiana State line. 120 acres tillable and 112.2 PI. Sold in 4 tracts for an average of \$5,433/Acre for \$71.13/PI Point.

93.58 Acres sold in Knox County-January 12th-Knox Township 3 Miles East of Galesburg-Ipava, Osco and Sable Soils and 140.8 PI.

Sold for \$9,700/Acre or \$73.43/PI Point.

561 Acres sold in Whiteside County-Late December-3 Separate Parcels were sold in Western Whiteside County-

254 Acres with 248 Tillable and PI of 107.5 1 Mile East of Fenton

176.4 Acres with 159.6 Tillable and PI of 129.2 just East of Fenton

130.35 Acres with 84 Acres Tillable and PI of 121 near the Rock River east of Erie.

Price for the entire Acreage was \$5,588/Acre or about \$54.50/PI Point.

204 Acres sold in Warren County-January 14th-Cold Brook Township 4 Miles east of Monmouth. Sold in 2 Parcels-

142.53 Acres with 111 Tillable and 111 PI-Sold for \$5,400/Acre or \$62.54/PI Point.

61.87 Acres mostly Pasture Land sold for \$2,300/Acre.

195 Acres sold in Christian County-January 17th-Buckhart Township 2 Miles South of Edinburg and 12 Miles Southeast of Springfield. Included some wooded land.

Sold for \$7,100/Acre-127.3 PI and \$73.49/PI Point.

115 Acres sold in Fulton County-January 12th-Farmington Township just on the south edge of Farmington. Mostly Ipava, Osco and Sable Soils but also included 6 acres of "D" slope. 137.7 Productivity Index.

Sold for \$10,300/Acre or \$78.92/PI Point.

**80 Acres sold in LaSalle County-December 27th-Waltham Township about 9 Miles Northeast of LaSalle. Sable, Muscatune and Harpster Soils.
Sold for \$10,500 with 143.2 PI for \$73.79/PI Point.**

**2 Parcels sold in Will County-January 14th-12 to 15 Miles South and East of Joliet.
67 Acres-Varna, Elliott and Ashkum Soils with 116.9 PI
Sold for \$7,700/Acre for \$66.36/PI Point.**

**146 Acres-Mostly Elliott/Ashkum with 124.2 PI.
Sold For \$6,300/Acre for \$52.90/PI Point. This parcel was under lease for the next 2 years with the sellers subsidizing the cash rent to \$240/Acre.**

**Monte Van Kooten
Sterling Land Company
www.sterlinglandcompany.com
[815 718-2244](tel:8157182244)**

STERLING LAND COMPANY

306 West 14th Street • Sterling, IL 61081

Monte Van Kooten
Broker/Owner
815-625-8617

James J. Anderson
Broker/Owner
815-718-1878

STERLING LAND COMPANY LAND REPORT February 2, 2012

**Sterling Land Company Completed the sale of 70 Acres in Whiteside County-
Jordan Township-7 Miles north of Sterling.
Sold for \$8,500/Acre with 115.3 Productivity Index for \$80.26/PI Point.**

**189 Acres sold in Monroe County-January 21-a few miles Southwest of Waterloo,
IL not far from St. Louis. Situated between a golf course and a subdivision.
Sold for \$7,439/Acre with Productivity Index of 115.5 for \$76.53/PI Point.**

**1,682 Acres sold in Mason County-January 16-Said to be a disappointment. Near
Mason City.
Sold in 14 tracts with an average price of about \$4,000/Acre. Highest priced parcel
was \$6,950 for 40 acres. The lowest price was \$1,800/Acre for 203 wooded acres.
Auctioneer was quoted as saying the final tally was \$500,000 below his estimate.**

**215 Acres sold in Kendall County-January 28-Seward Township-8 Miles west of
Shorewood, sold in 3 parcels.**

60 Acres sold for \$6,350/Acre with 119.3 PI for \$53.67/PI Point.

75 Acres sold for \$6,750/Acre with 119.7 PI for \$61.47/PI Point.

80 Acres sold for \$6,800/Acre with 120 PI for \$57.75/PI Point.

**80 Acres sold in Carroll County-January 31-Rock Creek Township-4 miles South of
Lanark-100% Osco Silt Loam with 138 PI.**

Sold for \$10,825 for \$81.60/PI Point.

**199 Acres sold in Warren County-January 31-Cold Brook Township a few miles
west of the Galesburg Airport-sold in 2 parcels.**

81 Acres sold for \$10,400/Acre with 143.1 PI for \$73.62/PI Point.

118 Acres sold for \$8,550/Acre with 131.7 PI for \$70.02/PI Point.

**80 Acres sold in Bureau County-January 31-Indian Town Township-9 Miles
Southwest of Princeton.**

Sold for \$5,400/Acre with 117.3 PI for \$57.82/PI Point.

**165 Acres sold in Winnebago County-January 26-West side of Rockford just south
and west of the Route 20/Route 2 Interchange-2 miles from Rockford Airport.**

Limited Road frontage on Pelley and Prairie Roads.

Sold for \$7,550/Acre with 135.8 PI for \$62.62/PI Point.

**237 Acres sold in Knox County-January 25th-Knox Township Sold in 4 Parcels-
2 Miles East of Galesburg.**

136 Acres Sold for \$9,000/Acre with PI of 140.1 for \$67.31/PI Point.

72 Acres Sold for \$9,000/Acre with PI of 132.9 for \$71.68/PI Point.

15.6 Acres sold at \$8,000/Acre

13.1 Acres mostly wooded sold for \$7,250/Acre

Monte Van Kooten
Sterling Land Company
www.sterlinglandcompany.com
[815 718-2244](tel:8157182244)

STERLING LAND COMPANY

306 West 14th Street • Sterling, IL 61081

Monte Van Kooten
Broker/Owner
815-625-8617

James J. Anderson
Broker/Owner
815-718-1878

STERLING LAND COMPANY LAND REPORT February 16, 2012

79 Acres sold in LaSalle County-February 14-Troy Grove Township-2 Miles southwest of Mendota.

Sold for \$10,600/Acre with Productivity Index of 143.8 for Sale price of \$77.03 per PI Point.

80 Acres sold in Winnebago County-February 15-Seward Township-7 Miles West of Rockford. Included an old farm house that may have been a negative to value. Sold for \$9,750/Acre with PI of 136.3 indicating \$75.60/PI Point.

A Failed Land Auction in Christian County-February 2-just on the edge of Morrisonville. Top bid was only \$5,200/Acre for 158 acres with the sellers expecting \$6,500.

That bid would represent just \$48.00/PI Point based on 117.7 PI.

1,065 Acres sold in Pike County-February 11-8 Miles East of Pittsfield-60 Miles West of Springfield. Sold in 13 tracts ranging from 6 acres to 159 Acres. Slightly less than half cropland with so called world class hunting/recreational tracts along the Illinois River Bluff.

Bids came in between \$2,400 and \$6,000 per Acre.

Overall Average for the entire 1,065 acres-\$3,680/Acre.

69 Acres sold in Warren County -February 3-Roseville Township-3 Miles east of Roseville.

Sold for \$11,000/Acre with 139.9 Productivity Index for \$78.63/PI Point.

181 Acres sold in Vermilion County-February 7-Pilot Township-about 18 Miles Northeast of Urbana-Mostly Elliott-Ashkum Soils with 123.4 PI.

Sold for \$7,200/Acre indicating \$64.39/PI Point.

421 Acres sold in McHenry County-December 20, 2011-Dorr Township.

Highway 47 location on the south edge of Woodstock-B and C quality farmland in the "Path of Progress". Prior to the housing collapse this property may well have brought \$20,000 to \$30,000/Acre.

Sold for \$5,819/Acre.

February 16, 2012 Page 2

260 Acres sold in Cass County-February 7-sold in 4 Parcels. 8 Miles south of Beardstown.

49 Acres sold for \$9,550/Acre with 134.5 PI for \$76.87/PI Point.

38 Acres sold for \$6,250/Acre with 134.3 PI for \$69.82/PI Point.

119 Acres sold for \$4,100/Acre with 105 PI for \$63.95/PI Point.

54 Acres sold for \$2,800/Acre-Just 5.6 Acres Tillable.

395 Acres sold in Warren County-February 9-Berwick Township-in 3 Parcels. 15 to 20 Miles south and east of Monmouth.

92 Acres sold for \$9,750/Acre with 140.7 PI for \$74.08/PI Point.

79.5 Acres sold for \$8,400/Acre with 134.9 PI for \$67.26/PI Point.

234 Acres sold for \$5,505/Acre with 122.6 PI for \$59.03/PI Point.

Monte Van Kooten
Sterling Land Company
www.sterlinglandcompany.com
[815 718-2244](tel:8157182244)