

STERLING LAND COMPANY

306 West 14th Street • Sterling, IL 61081

Monte Van Kooten
Broker/Owner
815-625-8617

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815-718-1878

STERLING LAND COMPANY LAND REPORT

July 24, 2012

NEW FARM LISTING-80 Acres-McHenry County-Well Located with Highway 23 frontage north of Marengo. \$8,450/Acre.

Details can be found on our web site - www.sterlinglandcompany.com

58 Acres sold in DeKalb County-July 19-Squaw Grove Township-4 Miles southwest of Hinckley.

Sold for \$7,400/Acre with 137.2 PI for \$65.17/PI Point.

Same Parcel sold in April, 2005 for \$8,607/Acre.

76 Acres sold in Marshall County-July 13-Roberts Township-7 Miles west of Wenona.

Sold for \$11,100/Acre with 143.3 Productivity Index for \$81.31/PI Point.

605 Acres sold in Iroquois County-July 20-Concord and Martinton Townships-East and Northeast of Watseka. Sold in 7 Tracts.

\$10,441/Acre-68 Acres with 127.2 PI for \$83.12/PI Point.

\$9,043/Acre-115 Acres with 129 PI for \$70.10/PI Point.

\$7,777/Acre-36 Acres with 126.3 PI for \$61.58/PI Point.

\$9,390/Acre-41 Acres with 127.8 PI for \$73.42/PI Point.

\$8,112/Acre-196 Acres with 122.2 PI for \$66.38/PI Point.

\$7,058/Acre-86 Acres with 97.1 PI for \$72.69/PI Point.

\$7,380/Acre-63 Acres with 110.8 PI for \$66.63/PI Point.

109 Acres sold in Warren County-Closed on July 23rd-Swan Township-15 Miles south of Monmouth.

Sold for \$9,200/Acre-Mostly Ipava/Osco soils and 139.1 PI. \$72.09/PI Point.

41.6 Acres sold in McHenry County-July 8-Hartland Township-6 miles Northwest of Woodstock. 21 Acres Cropland, 4.5 acres water with the balance being Woods and Wetlands.

Sold for \$5,000/Acre.

STERLING LAND COMPANY LAND REPORT

July 24, 2012 Page 2

164 Acres sold in Stephenson County-July 20-Buckeye Township-One mile east of Orangeville and 3 Miles from the Wisconsin State Line.

Sold for \$5,800/Acre with 109.5 PI for \$65.31/PI Point.

158 Acres sold in Bureau County-July 14-Manlius Township-10 Miles northwest of Princeton.

Sold for \$8,700/Acre-128.1 PI and \$68.38/PI Point.

66.28 Acres sold in McHenry County-July-Dunham Township-About halfway between Harvard and Marengo.

Sold for \$6,970/Acre.

Same parcel sold in 2004 for \$9,958/Acre.

258 Acres went under contract in McHenry County-Early July-Dorr Township within 1/2 Mile of Woodstock. 195 Acres Cropland with Productivity Index of 115.2.

Said to have sold for around \$7,500/Acre.

Asking price had been \$12,800/acre.

In the Unlikely event you wish to not receive our Land Report simply respond to this email with "CANCEL NEWSLETTER" as the Subject.

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STERLING LAND COMPANY LAND REPORT

August 10, 2012

Sterling Land Company brokered the sale of 175 Acres in Henry County-Yorktown Township. List Price \$6,200/Acre-Sale Pending.

**Sterling Land Company sold 221 Acres in Rock Island County-Cordova Township.
Sold for \$6,937/Acre.**

**72 Acres sold in Ogle County-July 31-Lynville Township-8 Miles Northeast of Rochelle.
Sold for \$12,000/Acre. Productivity Index of 139 for value of \$89.44/PI Point.**

**162.92 Acres sold in Christian County-August 9-Assumption Township-Just west of Assumption-Major battle between 2 neighbors.
Sold for \$15,600/Acre with a few non tillable. Herrick/Virden Soils-PI was a relatively modest 133.1 indicating an impressive \$120.42/PI Point.**

**160 Acres closed in Bureau County-August 3-Berlin Township-4 Miles northeast of Princeton.
Sold for \$9,531/Acre. 141.9 PI for \$69.20/PI Point.**

**462 Acres sold in Moultrie County-August 9-Jonathan Creek Township-10 Miles Southwest of Arthur.
Offered in 5 tracts-sold to one buyer for \$9,162/Acre.
Productivity Index was 132. 3 making it \$74.76/PI Point.**

Land Auction to Nowhere-July 25-Winnebago and Ogle Counties just south of Rockford and the Rockford Airport.

1,265 acres were offered for sale in 17 tracts. After over 2 hours of bidding they "closed" the auction. As it turns out not a single bid was accepted by the seller for any of the parcels. High bids at the time they stopped were as follows-

\$10,025/Acre-587 Acres with 128.4 PI for \$78.08/PI Point.

\$8,222/Acre-377 Acres with 128.2 PI for \$65.88/PI Point.

\$8,271/Acre-214 Acres with 127.7 PI for \$66.64/PI Point.

\$7,500/Acre-80 Acres with 128.5 PI for \$60.25/PI Point.

STERLING LAND COMPANY LAND REPORT

August 10, 2012 Page 2

92.68 Acres sold in Christian County-July 27-May Township-2 Miles Northeast of Taylorville. 83.3 Acres of Cropland Sold for \$9,500/Acre with 133.2 indicating \$79.35/PI Point.

293 Acres sold in Ogle County-July 24-Maryland Township-3 Miles east of Forreaston-sold in 2 parcels.

156.58 Acres with 141.1 Tillable sold for \$10,000/Acre with 133.9 PI and \$82.88/PI Point.

2nd Parcel was 136.57 Acres with 72.2 Acres tillable and a 47 acre working gravel quarry with some inventory included. Sold for \$1.37 Million.

400 Acres sold in Lee County-Closed on July 11-Reynolds Township-Three miles south of Rochelle.

Sold for \$10,778/Acre with 139.3 Productivity Index for \$78.73/PI Point.

160 Acres sold in Fulton County-August 4-Young Hickory Township-25 miles west of Peoria. 144 Acres cropland-10 Acres of Timber.

Sold for \$8,700/Acre with 136 PI for \$71.08/PI Point.

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STERLING LAND COMPANY LAND REPORT

August 28, 2012

Sterling Land Company brokered the sale of 130 Acres in Whiteside County- Hahnman Township. List Price \$7,900/Acre-Sale Pending.

**Sterling Land Company sold 70 Acres in Grundy County-Just outside of Morris-Included Modern Brick Home and other amenities.
Sold for \$1,421,000.**

**Sterling Land Company brokered the sale of 79 Acres in Whiteside County- Genesee Township. 5 Miles North of Sterling.
List Price \$8,000/Acre-Sale Pending.**

**173.5 Acres sold in Bureau County-August 24-Hall Township-6 Miles Northwest of Peru. Mostly Flanagan, Catlin and Sable Soils.
Sold for \$10,750 with Productivity Index of 139 for \$77.34/PI Point.**

**80 Acres sold in Kankakee County-August 28-Pilot Township-Just on the south edge of Herscher, IL.
Sold for \$9,000/Acre with PI of 132.6 for \$73.38/PI Point.**

**57.94 Acres sold in Macon County-August 23-Pleasant View Township just north of Blue Mound and about 10 Miles southwest of Decatur.
Ipava, Osco & Sable soils with 141.7 Productivity Index.
Sold for \$12,600 indicating \$88.92/PI Point.**

**299.5 Acres sold in Christian County-August 14-Pana Township just west of Pana.
Tract 1-77.5 Acres sold for \$9,900/Acre. PI-126.7 & \$78.14/PI Point.
Tract 2-222 Acres sold for \$7,700/Acre. PI-126.8 & \$66.15/PI Point.**

**284 Acres sold in Henry County-August 10-Annawan Township-Just west of Annawan.
Sold for \$10,400/Acre. PI was 140.9 for \$80.73/PI Point.**

STERLING LAND COMPANY LAND REPORT

August 28, 2012 Page 2

126 Acres sold in Kankakee County-August 23-Momence Township-5 Miles west of Bourbonnais.

Sold for \$8,500/Acre Productivity Index was 134.4 making it \$71.90/PI Point.

309 Acre Auction stalled out in Winnebago County-August 15-Harrison Township-7 Miles Northwest of Rockford-Offered in 5 main tracts- top individual bids were as follows-

19 Acres bid to \$6,700/Acre with 111.6 PI-\$60.67/PI Point.

105 Acres bid to \$6,550/Acre with 115.6 PI Point-\$59.49/PI Point.

60 Acres bid to \$2,200/Acre-34 tillable with balance woods.

100 Acres bid to \$2,250/Acre-62 tillable with balance woods.

21 Acres bid to \$3,640/Acre-5 tillable with balance woods.

A single bid of \$4,205 for the entire 309 acres exceeded the individual totals but was not deemed to be acceptable by the sellers.

Subsequent negotiations after the close of the auction did lead to an agreement at \$4,400/Acre for the entirety.

820 Acres sold in Bureau & Henry Counties-August 11-Sold in 5 tracts.

55.78 Acres-Hall Township-\$10,900/Acre-PI 139.3-\$85.58/PI Point.

262.4 Acres-Gold Township-\$8,500/Acre-PI 123-\$71.11/PI Point.

107 Acres-Hall Township-\$2,700/Acre just 16 Tillable-Mostly Timber.

252.6 Acres-Gold Township-\$6,000/Acre-PI 117.4-\$58.73/PI Point.

142.5 Acres-Alba Township/Henry County-PI-104.7-\$65.71/PI Point.

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