

ILLINOIS FARMLAND SALES

STERLING LAND COMPANY LAND REPORT November 12, 2015

Land activity around the state.

80.59 Acres sold at public auction in Henry County-November 12.

Galva Township-2 miles east of Galva.

Sold for \$12,100/Acre with PI of 140.4 for \$89.87/PI Point.

605 Acres sold at public auction in McLean County-November 12.

Gridley & Yates Townships-20 to 30 miles north and east of Bloomington.

Sold in 4 parcels.

324.68 Acres sold for \$11,200/Acre with PI of 136.1 for \$83.13/PI Point.

80 Acres sold for \$8,700/Acre with PI of 126 for \$70.82/PI Point.

81 Acres sold for \$8,900/Acre with PI of 127.3 for \$71.68/PI Point.

120 Acres sold for \$8,900/Acre with PI of 124.8 for \$73.39/PI Point.

158.76 Acres sold at public auction in Henry County-November 4.

Annawan Township-5 miles southeast of Annawan.

Sold for \$10,900/Acre with PI of 140.4 for \$78.31/PI Point.

160 Acres sold at public auction in Henry County-November 7.

Yorktown Township-5 miles southeast of Annawan.

Sold for \$7,250/Acre with PI of 125.3 for \$67.58/PI Point.

160 Acres offered for sale at public auction in Stark County-October 30.

Penn Township-6 miles east of Wyoming.

Productivity Index of 140.2. The high bid of \$10,200/Acre was not accepted.

NO SALE. Looking back to our Land Report from December 6, 2013 we note 2 parcels that sold a few miles south with similar soils. 117 total acres averaged over \$15,000/Acre that day.

170.76 Acres offered for sale at public auction in Stark County-November 10.

Penn Township-4 miles east of Wyoming.

83.86 Acres sold for \$10,100/Acre with PI of 140.1 for \$75.08/PI Point.

An 86.9 acre parcel with PI of 131.3 was initially marked as a **NO SALE** but later reported as sold for \$8,500/Acre for \$66.99/PI Point.

152.5 Acres offered for sale at public auction in Lee County-November 9.

Alto Township-9 miles southeast of Rochelle.

Productivity Index of 131. The high bid during the auction was \$7,500/Acre which was not accepted. We are told a deal was struck with the top bidder later in the day at some higher figure.

99.99 Acres sold at public auction in Champaign County-November 9.

Crittenden Township-20 miles south of Champaign.

Sold for \$12,700/Acre with PI of 144 for \$92.34/PI Point.

Drummer Flanagan Soils.

194 Acres sold at public auction in Woodford County-November 10.

Clayton & Greene Townships-2 to 5 miles southwest of Minonk.3 Parcels.

78 Acres sold for \$11,700/Acre with PI of 141.5 for \$83.09/PI Point.

40 Acres sold for \$12,600/Acre with PI of 139.9 for \$90.29/PI Point.

76 Acres sold for \$10,600/Acre with PI of 137.2 for \$80.71/PI Point.

Overall Average of \$11,455/Acre with PI of 139.5 for \$83.72/PI Point.

116.7 Acres sold at public auction in Sangamon County-November 5.

Clear Lake Township-7 miles northeast of Springfield.

Sold for \$6,750/Acre with PI of 134 for \$60.60/PI Point.

80 Acres sold at public auction in Logan County-November 5.

Mount Pulaski Township-12 miles southeast of Lincoln.

Sold for \$11,800/Acre with PI of 142.3 for \$84.29/PI Point.

79.45 Acres sold at public auction in Warren County-November 6.

Ellison Township-16 miles southwest of Monmouth.

Sold for \$9,000/Acre with PI of 134.7 for \$71.50/PI Point.

87.72 Acres sold at public auction in McDonough County-November 4.

Prairie City Township-20 miles northeast of Macomb.

Sold for \$7,500/Acre with PI of 138.3 for \$73.19/PI Point.

Included 20 acres of pasture.

80.18 Acres sold at public auction in Vermillion County-November 10.

South Ross Township-15 miles northwest of Danville.

Sold for \$7,600/Acre with PI of 128.9 for \$59.24/PI Point.

122.38 Acres sold at public auction in Marshall County-November 10.

Bennington Township-2 miles southeast of Toluca.

Sold for \$10,100/Acre with PI of 131 for \$72.03/PI Point.

528.61 Acres sold at public auction in Fulton County-November 7.

Cass Township-6 miles west of Cuba. 8 parcels.

Sale prices ranged from \$2,375/Acre to \$4,800/Acre. Overall average was \$3,311/Acre with about half of the land being cropland.

364.8 Acres sold at public auction in Iroquois County-November 9.

Concord Township-8 miles northeast of Watseka.

Sold for \$3,400/Acre. Property had about 162 crop acres.

Monte Van Kooten-Managing Broker

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www.sterlinglandcompany.com

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STERLING LAND COMPANY LAND REPORT

November 24, 2015

A lot of land being sold this time of the year. It does seem that Class A ground is holding up pretty well in the \$10,000 to \$13,000 range. Having said that it is interesting to note that it has become rare to see a farm bring over \$100 per PI point. We have cited just 2 in the last 3 months. As a comparison there were 54 sales of over \$100 per point included in our 2013 reports. The "NO SALES" we have reported on recently (6 in the last month or so) were with one exception somewhat marginal farms that were probably not that well suited for a public auction.

Land activity around the state.

162 Acres sold at public auction in Henderson County-November 24.

Biggsville Township-15 miles southwest of Monmouth. Sold in 2 parcels.
Averaged \$11,900/Acre with PI of 144.9 for \$82.13/PI Point.

82.4 Acres sold at public auction in Macon County-November 24.

Long Creek Township-5 miles east of Decatur.
Sold for \$11,000/Acre with PI of 144.3 for \$79.59/PI Point.

154.2 Acres sold at public auction in Shelby County-November 24.

Richland Township-22 miles northwest of Effingham.
Sold for \$10,100/Acre with PI of 136.6 for \$73.94/PI Point.

157.8 Acres sold at public auction in LaSalle County-November 23.

Osage Township-4 miles east of Wenona.
Sold for \$10,800/Acre with PI of 144.3 for \$79.59/PI Point.

160 Acres sold in a private transaction in Carroll County-Closed November 16.

Wysox Township-2 miles west of Milledgeville.
Sold for \$13,500/Acre with PI of 140.7 for \$99.04/PI Point.

501.47 Acres sold at public auction in Bureau & Stark Counties-November 16.

Macon & Osceola Townships-20 miles southwest of Princeton.
Offered in 6 parcels.
102.27 Acres sold for \$12,000/Acre with PI of 145.2 for \$83.11/PI Point.
81.07 Acres sold for \$9,750/Acre with PI of 140.8 for \$70.60/PI Point.
101.18 Acres sold for \$12,000/Acre with PI of 142.4 for \$87.68/PI Point.

81.93 Acres sold for \$12,000/Acre with PI of 142.4 for \$88.86/PI Point.
75.28 Acres sold for \$8,200/Acre with PI of 134.6 for \$65.77/PI Point.
59.74 Acres sold for \$8,200/Acre with PI of 129.2 for \$67.74/PI Point.
Overall Average was \$10,614/Acre with PI of 140 for \$78.81/PI Point.

119.5 Acres sold at public auction in Bureau County-November 18.

Milo Township-4 miles east of Bradford. 2 parcels.

59.41 acres sold for \$9,500/Acre with PI of 137 for \$74.20/PI Point.

60.1 acres sold for \$8,950/Acre with PI of 137.9 for \$69.21/PI Point.

139.28 Acres sold at public auction in Warren County-November 21.

Swan Township-14 miles northeast of Macomb. 2 parcels.

Sold for \$7,550/Acre with PI of 124.6 for \$69.96/PI Point.

259.83 Acres sold at public auction in Kendall County-November 19.

Lisbon Township-9 miles north of Morris. 2 parcels.

144.9 Acres sold for \$11,050/Acre with PI of 139.3 for \$88.29/PI Point.

114.9 Acres sold for \$9,050/Acre with PI of 122.8 for \$73.26/PI Point.

556 Acres sold at public auction in Champaign County-November 18.

Sold in 4 parcels. 15 to 18 miles north of Champaign.

160 Acres-Rantoul Twp. sold for \$11,406/Acre with PI of 138.5 for \$82.35/PI Point.

160 Acres-East Bend Twp. sold for \$13,156/Acre with PI of 143 for \$92.64/PI Point.

160 Acres-Ludlow Twp. sold for \$9,219/Acre with PI of 142 for \$66.33/PI Point.

(parcel included a 12.3 acres CRP contract).

76 Acres-Ludlow Twp. sold for \$7,566/Acre with PI of 140 for \$54.19/PI Point.

(parcel included a 10.4 acre CRP contract).

Overall Average was \$10,755/Acre with PI of 141 for \$76.77/PI Point.

169.25 Acres sold in a private transaction in Douglas County-November 12.

Tuscola Township-7 miles southwest of Tuscola.

Sold for \$11,000/Acre with PI of 139.4 for \$78.85/PI Point.

80 Acres sold in a private transaction in Ogle County-November 17.

Pine Creek Township-9 miles northeast of Dixon.

Sold for \$8,600/Acre with PI of 121 for \$75.01/PI Point.

160 Acres offered for sale at public auction in Henry County-November 14.

Alba Township-4 miles northeast of Annawan.

Top bid was \$4,900/Acre which it seems was well below a recent appraisal.

NO SALE. Farm had Productivity Index of 121.7 and 131 Crop Acres.

Just 4 miles from a farm that sold for \$7,250 a week before.

160 Acres offered for sale at public auction in Lee County-November 17.

Hamilton Township-14 miles southeast of Rock Falls.

Said to be an opening bid of \$7,000/Acre but no higher bids were forthcoming.

NO SALE. Farm had Productivity Index of 118 and 154 Crop Acres.

151 Acres offered for sale at public auction in Rock Island County-November 21.

Drury Township-Just across the Mississippi River from Muscatine, Iowa.

Top bid was \$5,100/Acre which was a **NO SALE.** We were told that a deal was struck later in the day at \$6,800 per tillable acre. The PI was 137 so that would equate to \$49.67/PI Point. Pretty misleading though as it was river bottom land with drainage limitations.

Monte Van Kooten-Managing Broker

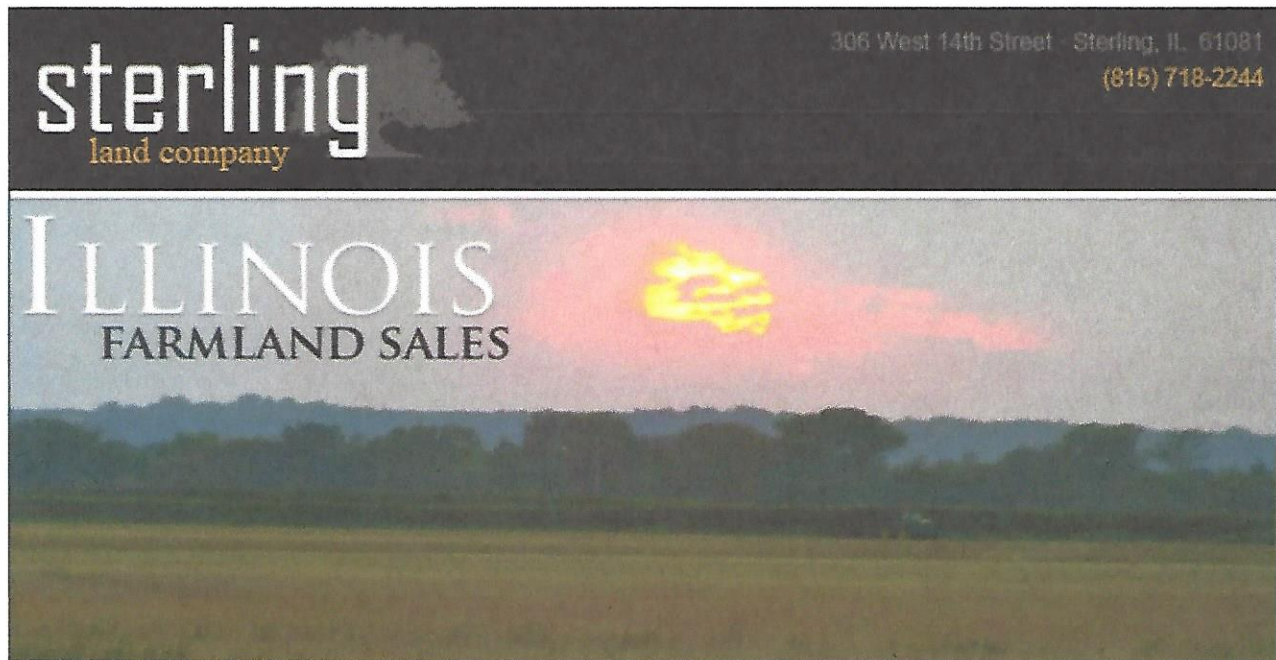
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Sterling, IL. 61081

Information deemed reliable but not guaranteed.



STERLING LAND COMPANY LAND REPORT
December, 2015

2 New SLC Listings-
403 Acres- Bureau County, near Princeton
37 Acres -Whiteside County, Morrison Area
Details will be posted soon on our web site

Land activity around the state.

181.7 Acres sold in a private transaction in Ogle County-Closed December 1.
 Woosung Township-8 miles northwest of Dixon.
 Sold for \$13,000/Acre with PI of 139.5 for \$94.68/PI Point.

120 Acres sold in a private transaction in Ogle County-Closed December 9.
 Brookville Township-8 miles northwest of Polo.
 Sold for \$8,600/Acre with PI of 125.3 for \$77.99/PI Point.

273 Acres sold in a private transaction in Whiteside County-Closed December 9.
 Geneseo Township-8 miles northwest of Sterling.
 Sold for \$10,000/Acre with PI of 111.1 for \$95.99/PI Point.

Sterling Land Company sold 132.5 acres in a private transaction in Lee County
 Closed December 4. Palmyra Township between Sterling and Dixon.
 Sold for \$10,000/Acre with PI of 122.4 for \$82.21/PI Point.

339 Acres sold at public auction in LaSalle County-December 4.
 Hope Township-Just East of I-39 & 1 mile south of Lostant. Offered in 4 parcels.
 Average price was \$8,917/Acre with PI of 131.3 for \$69.28/PI Point.

80 Acres sold at public auction in LaSalle County-December 5.
 Rutland Township-5 miles northeast of Ottawa.
 Sold for \$5,725/Acre with PI of 121 for \$49.80/PI Point.

61.27 Acres sold at public auction in Woodford County-December 2.
 Roanoke Township-25 miles northwest of Bloomington.
 Sold for \$15,200/Acre with PI of 141.9 for \$107.12/PI Point.

80 Acres sold at public auction in Moultrie County-December 1.

Lovington Township-20 miles southeast of Decatur.
Sold for \$11,300/Acre with PI of 138.5 for \$88.76/PI Point.

101 Acres sold at public auction in Mclean County-December 2.
Randolph Township-11 miles south of Bloomington. 5 yr. Corn Avg-209 Bu.
Sold for \$10,300/Acre with PI of 136.1 for \$79.27/PI Point.

162.35 Acres sold at public auction in Ford County-December 1.
Peach Orchard Township-32 miles north of Champaign. Bryce-Swygert soils.
Sold for \$7,250/Acre with PI of 116 for \$66.76/PI Point.

317 Acres sold at public auction in Pike County-December 1.
Pittsfield Township-44 miles southeast of Quincy.
Sold for \$4,150/Acre. Hunting/Recreational property-53% cropland.

142 Acres offered for sale at public auction in Iroquois County-December 2.
Concord Township-12 miles northeast of Watseka. Offered in 2 parcels.
Average top bid of about \$6,900/Acre was not acceptable. **NO SALE.**
Speculation was that \$8,000 would have been a buying number.
Farm had Productivity Index of 120.5.

40 Acres offered for sale at public auction in Champaign County-December 8.
Urbana Township-Adjacent to the city of Urbana. High bid we were told was less than
\$6,000/Acre-**NO SALE**-no word on what would have been an acceptable bid.

88 Acres offered for sale at public auction in Ford County-December 8.
Wall Township-10 miles northwest of Paxton. High bid we were told was
\$6,500/Acre-**NO SALE**. PI on the farm was 125.8.

80 Acres sold at public auction in Henry County-November 28.
Edford Township-7 miles southwest of Geneseo.
Sold for \$7,150/Acre with PI of 117.4 for \$73.21/PI Point.

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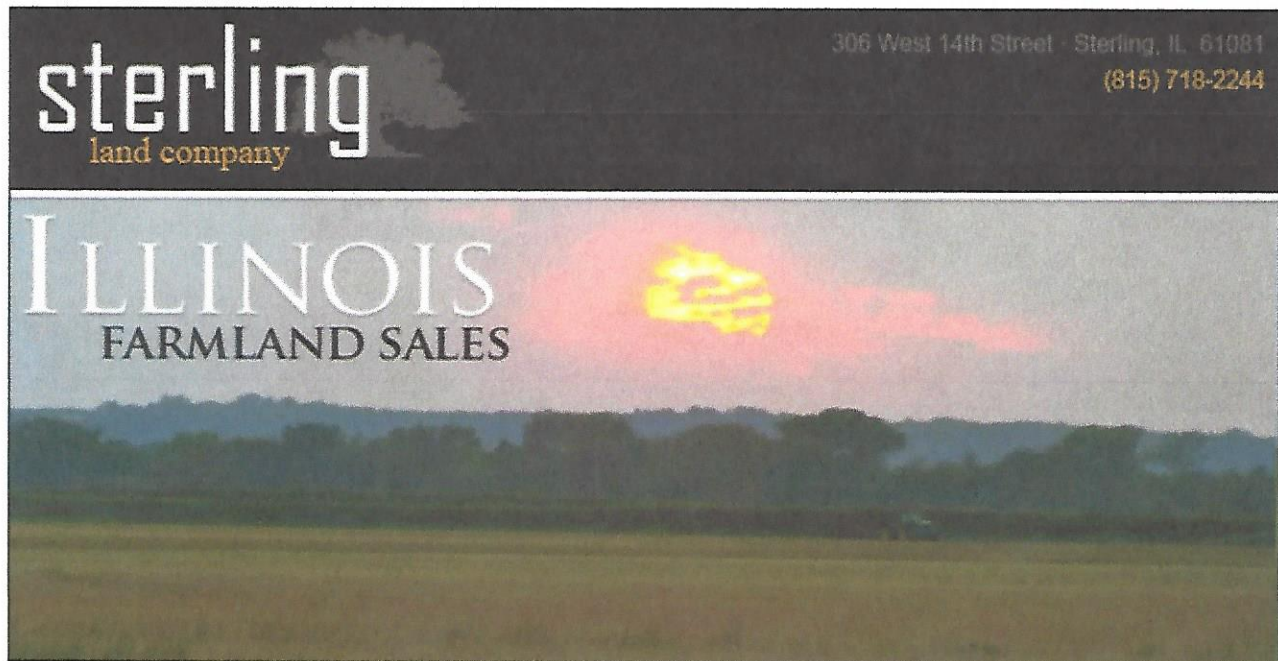
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STERLING LAND COMPANY LAND REPORT
December 23, 2015

New SLC Listing-
403 Acres- Bureau County-near Princeton
 Details can be found at www.sterlinglandcompany.com

Land activity around the state.

160 Acres sold at public auction in Ford County-December 10.
 Drummer Township-3 miles south of Gibson City.
 Sold for \$8,1000/Acre with PI of 142.2 for \$57.90/PI Point.

160 Acres sold in a private transaction in Stephenson County-Closed December 18.
 Loran Township-11 miles southwest of Freeport.
 Sold for \$13,550/Acre with PI of 133.7 for \$107.24/PI Point.

340 Acres sold at public auction in Montgomery County-December 15.
 Walshville Township-50 miles south of Springfield. Offered in 4 parcels.
 Average price was \$6,760/Acre with PI of 116.5 for \$62.24/PI Point.
 Price reflected a 4% buyers premium. (Good work if you can get it)

336 Acres sold at public auction in LaSalle County-December 17.
 Meriden Township-6 miles east of Mendota. Sold in 2 parcels.
 155 Acres sold for \$11,700/Acre with PI of 144.1 for \$84.01/PI Point.
 181 Acres sold for \$9,150/Acre with PI of 143.9 for \$63.59/PI Point.

234 Acres sold at public auction in Woodford County-December 16.
 Minonk Township-3 miles east of Minonk. Sold in 2 parcels.
 Each parcel had 1 Wind Turbine.
 158.6 Acres sold for \$8,450/Acre with PI of 115.8 for \$74.13/PI Point.
 75.4 Acres sold for \$8,450/Acre with PI of 124.7 for \$68.97/PI Point.

75.5 Acres sold in a private transaction in DeWitt County-Closed December 21.
 Clintonia Township-3 miles north of Clinton.
 Sold for \$10,260/Acre with PI of 141.4 for \$73.55/PI Point.

110 Acres sold in a private transaction in Boone County-Closed December 21.
 Boone Township-8 miles northeast of Belvidere.

Sold for \$9,100/Acre with PI of 136.1 for \$69.39/PI Point.

699 Acres sold at public auction in McDonough County-December 17.

New Salem & Industry Townships-South and east of Macomb.

Offered in 10 parcels. Prices ranged from \$3,700 to \$11,700/Acre.

With one exception the tracts were mostly all Sable-Ipava soils.

Overall average was \$9,630/Acre with PI of 139.9 for \$72.88/PI Point.

364 Acres sold at public auction in Warren County-December 11.

Greenbush Township-22 miles southeast of Monmouth.

Sold in 7 parcels. Prices ranged from \$4,300 to \$9,800/Acre.

Overall average was \$6,418/Acre with PI of 115.7 for \$73.21/PI Point.

97.26 Acres sold in a private transaction in Kane County-Closed December 17.

Virgil Township-8 miles east of DeKalb.

Sold for \$10,000/Acre with PI of 138 for \$74.48/PI Point.

111 Acres sold in a private transaction in Whiteside County-Closed December 9.

Hopkins Township-4 miles east of Morrison.

Sold for \$10,250/Acre with PI of 130.6 for \$79.45/PI Point.

67 Acres sold in a private transaction in Whiteside County-Closed December 15.

Clyde Township-7 miles north of Morrison.

Sold for \$7,200/Acre with PI of 105.5 for \$72.01/PI Point.

80 Acres sold in a private transaction in Whiteside County-Closed December 9.

Union Grove Township-7 miles southwest of Morrison.

Sold for \$7,000/Acre with PI of 94.9 for \$78.68/PI Point.

80 Acres sold at public auction in Ogle County- December 11.

Pine Rock Township-4 miles east of Oregon. We were told the bidding actually stopped at \$4,600/Acre but a deal was struck during the recess for \$5,300/Acre. Land was about half tillable and half wooded.

78.75 Acres sold at public auction in Ford County- December 16.

Patton Township-8 miles north of Rantoul.

Sold for \$7,350/Acre with PI of 123.6 for \$61.90/PI Point.

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