

**STERLING LAND COMPANY LAND REPORT**  
**January 5, 2016**

**New SLC Listing-**  
**266 Acres- Whiteside County-North of Morrison**  
[click for details](#)

It was the best of times, it was the worst of times and we continue to be amazed by the strength and the variance in the land market. Our previous report had a farm with a 141 PI that sold for \$8,100/Acre-this report includes 5 sales over \$12,000 with 2 of them at \$14,000 plus.

You tell us where this market is headed in 2016

**Land activity around the state.**

**312 Acres sold at public auction in Ogle County-December 29.**

Pine Creek and Mt. Morris Townships-Between Polo and Mt. Morris.

1 Class A Parcel and 3 Class C parcels.

40 acres sold for \$11,400/Acre with PI of 141.3 for \$85.49/PI Point.

141 acres sold for \$7,700/Acre with PI of 107.6 for \$84.84/PI Point.

63.41 acres sold for \$8,800/Acre with PI of 111 for \$88.49/PI Point.

68 acres sold for \$7,000/Acre with PI of 115.5 for \$63.85/PI Point.

**310.5 Acres sold in a private transaction in Henry County-Closed December 23.**

Alba Township-7 miles north of Annawan. 2 parcels.

119.61 acres sold for \$4,433/Acre with PI of 113.7 for \$48.58/PI Point.

190.9 acres sold for \$4,728/Acre with PI of 106.9 for \$47.97/PI Point.

**175.35 Acres sold in a private transaction in Henry County-Closed December 2.**

Phenix Township-7 miles north of Geneseo.

Sold for \$14,000/Acre with PI of 135 for \$104.51/PI Point.

**160 Acres sold in a private transaction in Whiteside County-Closed January 4.**

Clyde Township-6 miles north of Morrison.

Sold for \$8,100/Acre with PI of 116.4 for \$77.32/PI Point.

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

Mt. Pleasant Township-3 miles northeast of Morrison.

Sold for \$12,750/Acre with PI of 126.3 for \$101.71/PI Point.

**102 Acres sold via a limited sealed bid process in Knox County**-Closed on November 23.  
Sparta Township-7 miles northeast of Galesburg.  
Sold for \$14,840/Acre with PI of 141.6 for \$115.88/PI Point.

**250 Acres sold in a private transaction in Lee County**-Closed December 28.  
Palmyra Township-4 miles northeast of Sterling.  
Sold for \$13,200/Acre with PI of 134 for \$98.90/PI Point.

**117 Acres sold in a private transaction in Ogle County**-Closed December 28.  
Woosung Township-8 miles northeast of Sterling.  
Sold for \$12,400/Acre with PI of 135.9 for \$92.03/PI Point.

**85 Acres sold in a private transaction in Lee County**-Closed December 29.  
Palmyra Township-2 miles south of Sublette.  
Sold for \$12,235/Acre with PI of 139.9 for \$91.46/PI Point.

**170 Acres sold at public auction in Woodford County**- December 28.  
Roanoke Townships-2 miles north of Roanoke.  
Sold for \$11,100/Acre with PI of 139.5 for \$79.85/PI Point.  
Interesting to note that this farm was about 2 miles from a parcel sold @\$15,200/Acre on December 2.

**140 Acres sold in a private transaction in Stephenson County**-Closed December 28.  
Kent Township-3 miles southwest of Lena.  
Sold for \$9,000/Acre with PI of 123.7 for \$84.88/PI Point.

**118 Acres sold in a private transaction in Stephenson County**-Closed December 18.  
West Point Township-5 miles northwest of Lena.  
Sold for \$10,525/Acre with PI of 136.9 for \$78.21/PI Point.

Monte Van Kooten-Managing Broker  
815-718-2244  
[www.sterlinglandcompany.com](http://www.sterlinglandcompany.com)  
306 W. 14th St.  
Sterling, IL. 61081

Information deemed reliable but not guaranteed.

Monte Van Kooten, Managing Broker  
(815) 718 2244  
[agent5841@gmail.com](mailto:agent5841@gmail.com)  
[www.sterlinglandcompany.com](http://www.sterlinglandcompany.com)

**SHARE THIS  
EMAIL**

Follow us on 

**SIGN UP FOR  
OUR EMAILS**

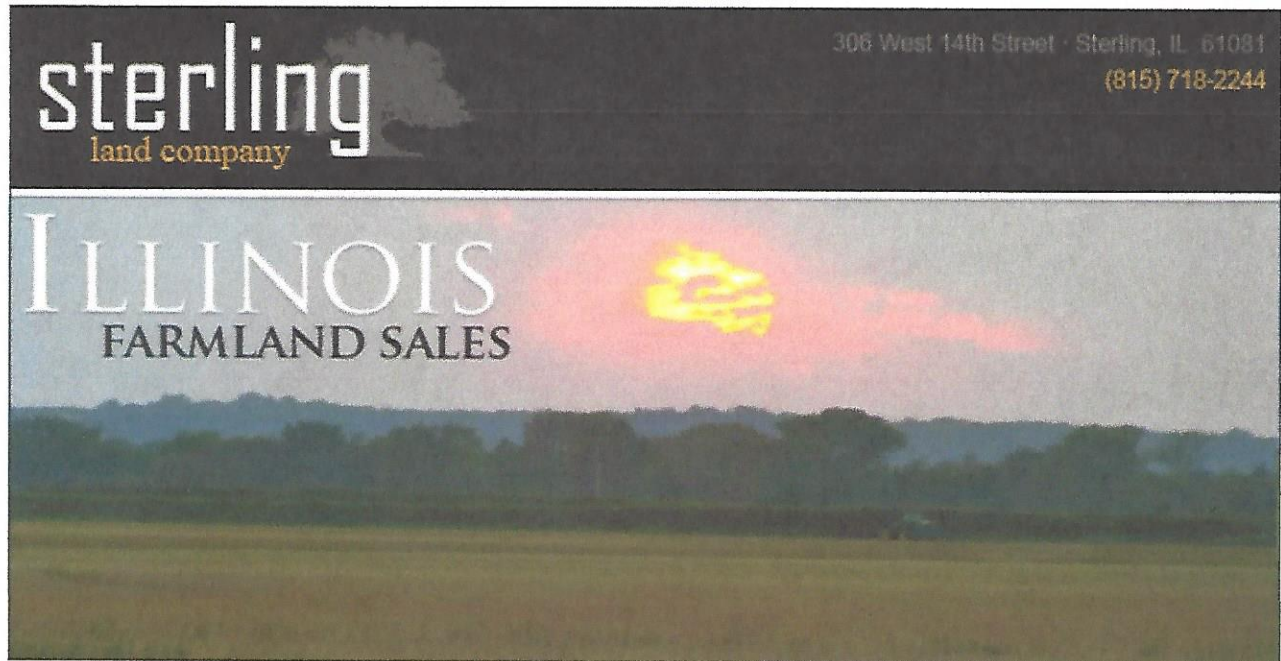
Sterling Land Company, 306 W. 14th St., Sterling, IL 61081

[SafeUnsubscribe™ {recipient's email}](#)

[Forward this email](#) | [Update Profile](#) | [About our service provider](#)

Sent by [agent5841@gmail.com](mailto:agent5841@gmail.com)





**STERLING LAND COMPANY LAND REPORT**  
**January 21, 2016**

**SLC Land Auction**  
**February 20th**  
**157 Acres-Whiteside County**  
**Kelly Farm**  
[click for details](#)

**Land activity around the state.**

90 minutes of our lives we will never get back. We attended the 1,448 acre auction in **McLean & DeWitt Counties yesterday the 20th**. Land was offered up in 14 parcels with the opportunity to create your own combination. After 90 minutes of bidding it was announced that the auction was over. Overall average high bid per acre was \$10,946 for a total dollar amount of \$15.585 million. Those who left right away most likely assumed it was an actual sale. Turned out not to be the case. The seller was unwilling to accept any of the bids. **NO SALE**

**Herewith a break down of the top bids-**

400 Acres DeWitt County-Wilson Township \$11,563/Acre-PI-138.1 indicating \$83.92/PI Point.  
 608 Acres McLean County-Gridley Township \$11,801/Acre-PI-135.3 indicating \$89.19/PI Point.  
 120 Acres McLean County-Gridley Township \$8,958/Acre-PI-128.2 indicating \$70.29/PI Point.  
 320 Acres McLean County-Chenoa Township \$9,297/Acre-PI-126.1 indicating \$74.33/PI Point.

Sidebar-Back in the day this land was owned by one David Davis, U.S. Senator, Supreme Court Justice and friend and mentor to Abraham Lincoln. Davis was considered to be the largest landowner in Illinois at the time. These parcels are apparently still owned by his descendants.

**103 Acres sold at public auction in Carroll County-January 9.**  
 Mt. Carroll Township-1 mile southwest of Mt. Carroll.  
 Sold for \$14,400/Acre with PI of 138.7 for \$104.53/PI Point.

**160 Acres sold via a sealed bid process in Carroll County-January 20.**  
 Rock Creek Township-west edge of Lanark. 1 year lease in place @\$155/Acre.  
 Sold for \$10,062/Acre with PI of 129.4 for \$80.79/PI Point.

**145 Acres sold at public auction in Dewitt County-January 19.**  
 Creek Township-6 miles southeast of Clinton. 3 parcels.  
 Average price of \$10,193/Acre with PI of 137.4 for \$74.63/PI Point.

**70 Acres sold at public auction in Woodford County -January 20.**

Cazenovia Township-2 miles south of Washburn.  
Sold for \$11,500/Acre with PI of 142.1 for \$81.03/PI Point.

**250 Acres sold in a private transaction in Grundy County**-Closed January 8.  
Saratoga Township-5 miles north of Morris.  
Sold for \$12,900/Acre with PI of 142.9 for \$93.18/PI Point.

**260 Acres sold in a private transaction in Bureau County**-Closed December 31.  
LaMoille Township-16 miles northeast of Princeton.  
Sold for \$9,736/Acre with PI of 134 for \$78.55/PI Point.

**75.82 Acres sold in a private transaction in Lee County** -Closed December 31.  
Viola Township-10 miles south of Rochelle.  
Sold for \$12,500/Acre with PI of 126.3 for \$100.43/PI Point.

**80 Acres sold in a private transaction in Piatt County**-Closed December 31.  
Willow Branch Township-8 miles west of Monticello. Sable/Ipava soils.  
Sold for \$12,500/Acre with PI of 142.6 for \$88.80/PI Point.

**61 Acres sold in a private transaction in Whiteside County**-Closed January 13.  
Sterling Township-1 mile north of Sterling on Polo Road.  
Sold for \$12,800/Acre with PI of 141.7 for \$90.33/PI Point.

**76.6 Acres sold at public auction in Marshall County**-January 14.  
Whitefield Township-20 miles south of Princeton.  
Sold for \$9,800/Acre with PI of 143.3 for \$69.58/PI Point.

**80 Acres sold at public auction in McDonough County**-January 6.  
Macomb Township-8 miles northeast of Macomb.  
Sold for \$7,600/Acre with PI of 134.2 for \$60.63/PI Point.

**154 Acres sold at public auction in Mercer County**-January 13.  
N. Henderson Township-9 miles southeast of Viola. 2 Class C farms.  
56.7 Acres for \$6,700/Acre with PI of 109.2 for \$73.13/PI Point.  
97.7 Acres for \$4,700/Acre with PI of 101.3 for \$53.17/PI Point.

**84 Acres sold in a private transaction in Whiteside County**-Closed January 6.  
Union Grove Township-5 miles west of Morrison.  
Sold for \$6,250/Acre included modern home, land was less than half tillable,  
mostly wooded.

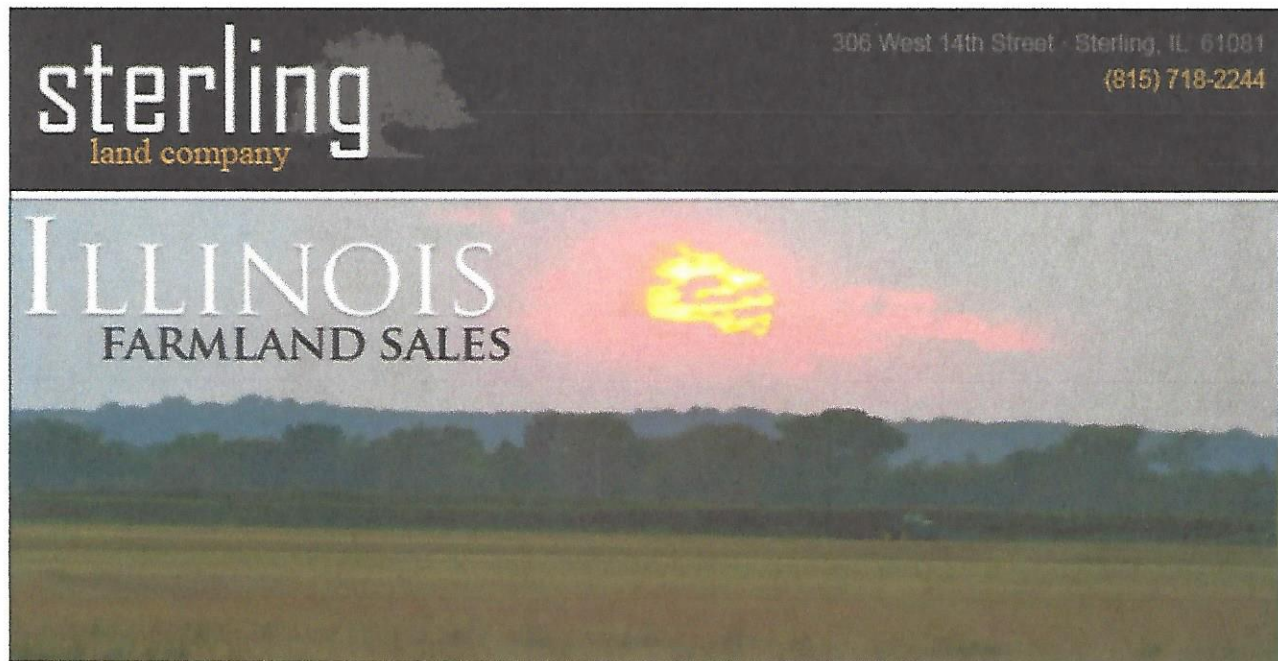
**120 Acres sold in a private transaction in Stark County**-Closed January 5.  
Elmira Township-8 miles northwest of Bradford.  
Sold for \$6,000/Acre with PI of 107.1 for \$67.23/PI Point.

Monte Van Kooten-Managing Broker  
815-718-2244  
www.sterlinglandcompany.com  
306 W. 14th St.  
Sterling, IL. 61081

Information deemed reliable but not guaranteed.

Monte Van Kooten, Managing Broker  
(815) 718 2244  
agent5841@gmail.com  
www.sterlinglandcompany.com





## STERLING LAND COMPANY LAND REPORT

February 11, 2016

### New SLC Listing-476 Acres in LaSalle County

#### Kelly Farm Auction-February 20th.

#### Land activity around the state.

**161.16 Acres sold at public auction in Edgar County-February 5.**  
 Prairie Township-20 miles northeast of Paris. Drummer-Flanagan soils.  
 Sold for \$11,200/Acre with PI of 142.8 for \$78.88/PI Point.

**80 Acres sold at public auction in Edgar County-February 9.**  
 Embarass Township-15 miles northwest of Paris.  
 Sold for \$7,400/Acre with PI of 126.8 for \$60.96/PI Point.

**80 Acres sold at public auction in Peoria County-February 10.**  
 Brimfield Township-14 miles northwest of Peoria. Sable/Ipava.  
 Sold for \$13,500/Acre with PI of 142.3 for \$94.87/PI Point.

**80 Acres sold at public auction in Shelby County-February 10.**  
 Todd Points Township-22 miles south of Decatur.  
 Sold for \$9,800/Acre with PI of 144 for \$68.06/PI Point.

**78.81 Acres sold in a private transaction in LaSalle County-Closed February 3.**  
 Wallace Township-4 miles north of Ottawa.  
 Sold for \$10,600/Acre with PI of 141.3 for \$75.26/PI Point.

**283 Acres sold in a private transaction in Stephenson County-Closed January 29.**  
 Winslow Township-2 miles south of the Wisconsin state line. Included 3 wind turbines.  
 Sold for \$9,187/Acre with PI of 133.4 for \$72.72/PI Point.

**40 Acres sold at public auction in Fulton County-January 27.**  
 Farmers Township-12 miles east of Macomb.  
 Sold for \$9,250/Acre with PI of 140.8 for \$65.70/PI Point.

**509 Acres sold at public auction in Fulton County-January 27.**

Lewiston Township-28 miles southeast of Macomb.

410 tillable/leveed acres. Seemed pretty cheap, offered in a single large tract.

Maybe not so suitable for a public auction.

Sold for \$3,700/Acre with PI of 130 for \$35.33/PI Point.

**154 Acres sold at public auction in McDonough County-January 25.**

Macomb Township-2 miles north of Macomb.

Sold for \$10,000/Acre with PI of 138.5 for \$74.28/PI Point.

**75.48 Acres sold at public auction in Warren County-January 29.**

Swan Township-16 miles northeast of Macomb.

Sold for \$7,300/Acre with PI of 135.1 for \$65.17/PI Point.

**116.37 Acres sold at public auction in McDonough County-February 5.**

Walnut Grove Township-11 miles northeast of Macomb. Said to have an

impressive recent 3 year average of 231.5 bushels corn per acre.

Sold for \$6,400/Acre with PI of 123 for \$65.69/PI Point.

**200 Acres sold at public auction in Bureau County-February 5.**

Neponset Township-8 miles northeast of Kewanee. 3 parcels.

80 acres @ \$7,500/Acre with PI of 126.2 for \$61.92/PI Point.

80 acres @ \$7,200/Acre with PI of 120.3 for \$64.20/PI Point.

40 acres @ \$6,300/Acre with PI of 119.7 for \$58.64/PI Point.

**149.8 Acres offered at public auction in McHenry County-February 4.**

Greenwood Township-Just east of Woodstock. 121.9 acres of cropland and

PI of 114.3. Farm was subject to a "Conservation Easement" limiting any future use to agricultural and conservation. Bidding stalled out at \$4,100/Acre which seemed to be not close to what the sellers would accept.

**NO SALE**

**117 Acres offered at public auction in Lee County-January 22.**

East Grove Township-18 miles south of Dixon. 85 acres of cropland and

PI of 112.9. An unsuccessful auction to say the least. Bidding stalled out at \$2,600/Acre which was not accepted by the owner.

**NO SALE**

Monte Van Kooten-Managing Broker

815-718-2244

[www.sterlinglandcompany.com](http://www.sterlinglandcompany.com)

306 W. 14th St.

Sterling, IL. 61081

Information deemed reliable but not guaranteed.


Monte Van Kooten, Managing Broker

(815) 718 2244

[agent5841@gmail.com](mailto:agent5841@gmail.com)

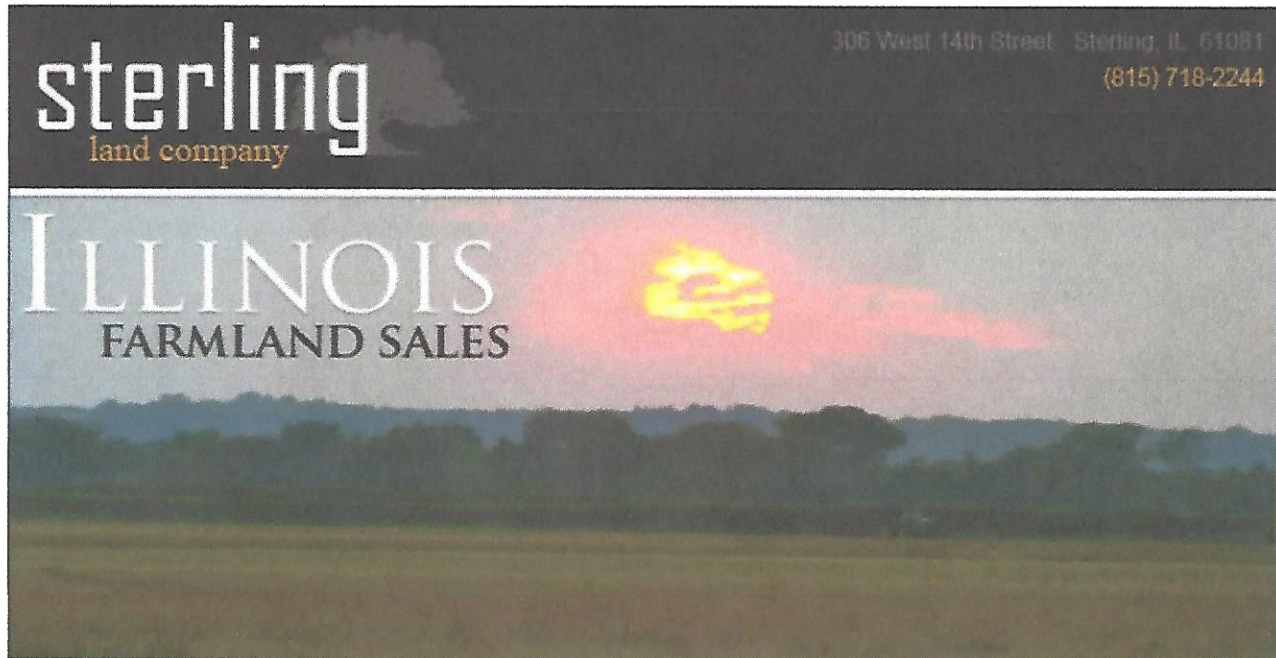
[www.sterlinglandcompany.com](http://www.sterlinglandcompany.com)

SHARE THIS  
EMAIL

Follow us on 

SIGN UP FOR  
OUR EMAILS





## STERLING LAND COMPANY LAND REPORT February 25, 2016

### Land activity around the state.

**Sterling Land Company & Gordon Stade held a successful public auction in Whiteside County-**February 20. Tampico Township-4 miles southwest of Tampico. 157 Acres. Sold for \$10,100/Acre with PI of 136.6 for \$75.45/PI Point.

**319.5 Acres sold in a private transaction in DeKalb County-**Closed February 18. Clinton Township-7 miles south of DeKalb. Sold for \$11,250/Acre with PI of 136.5 for \$87.82/PI Point.

**181 Acres sold in a private transaction in DeKalb County-**Closed February 22. Sycamore Township-1 mile north of Peace Road on Il-Rt. 23. Sold for \$8,500/Acre with PI of 131 for \$74.93/PI Point.

**36.3 Acres sold in a private transaction in DeKalb County-**Closed February 8. DeKalb Township-South edge of DeKalb. Annexed to the city with Industrial zoning, water and sewer. Sold for \$11,500/Acre.

**80 Acres sold at public auction in LaSalle County-**February 17. Farm Ridge Township-7 miles south of Ottawa. Sold \$11,900/Acre with PI of 142.6 for \$85.98/PI Point.

**160 Acres sold at public auction in LaSalle County-**February 18. Mendota Township-3 miles north of Mendota. Sold \$12,000/Acre with PI of 141.8 for \$90.27/PI Point.

**80 Acres offered for sale at public auction in Putnam County-**February 19. Granville Township-3 miles south of Granville. PI of 140.9. Top bid of \$9,200/Acre was not accepted by seller. **NO SALE**

**131.89 Acres sold in a private transaction in Ogle County-**Closed February 11. Mt. Morris Township- 1 mile east of Mt. Morris. Sold for \$11,350/Acre with PI of 133.8 for \$85.40/PI Point.

**192 Acres sold in a private transaction in Boone County-Closed February 16.**

LeRoy & Manchester Townships-16 miles north of Belvidere.

Sold for \$10,000/Acre with PI of 130 for \$77.33/PI Point.

**241.8 Acres sold at public auction in Shelby County-February 16.**

Penn & Pickaway Townships-15 to 18 miles south of Decatur. 2 tracts-Drummer Flanagan soils.

Sold for \$11,574/Acre with PI of 143.6 for \$80.64/PI Point.

**271 Acres sold at public auction in Bureau County-February 16.**

Berlin Township-6 miles northeast of Princeton. Offered in 4 tracts.

Average price was \$9,945/Acre with PI of 136.3 for \$74.47/PI Point.

**80 Acres sold in a private transaction in Bureau County-Closed January 29.**

Dover Townships-4 miles north of Princeton.

Sold for \$12,200/Acre with PI of 142.5 for \$85.61/PI Point.

**92.67 Acres sold in a private transaction in Henry County-Closed January 29.**

Geneseo Townships-3 miles east of Geneseo.

Sold for \$11,900/Acre with PI of 142.7 for \$84.84/PI Point.

**292 Acres sold at public auction in Carroll County-February 18.**

Elkhorn Township-3 miles east of Milledgeville. Offered in 7 parcels and as an entire unit. With no bids coming in on the entirety it was sold individually.

5 parcels-239 acres- mostly tillable averaged \$6,235/Acre with 120 PI for \$51.97/PI Point. Overall average for 292 acres-\$6,040/Acre.

**82.5 Acres sold at public auction in McDonough County -February 19.**

Lamoine Township-16 miles southwest of Macomb.

Sold for \$5,825/Acre with PI of 115.2 for \$56.15/PI Point.

**Oakville Golf Course in Carroll County was sold-closed on February 4.**

Salem Township 5 miles southeast of Mt. Carroll.

Sold in 2 separate transactions for a total of \$400,000-included about 60 total acres.

Monte Van Kooten-Managing Broker

815-718-2244

[www.sterlinglandcompany.com](http://www.sterlinglandcompany.com)

306 W. 14th St.

Sterling, IL. 61081

Information deemed reliable but not guaranteed.

Monte Van Kooten, Managing Broker

(815) 718 2244

[agent5841@gmail.com](mailto:agent5841@gmail.com)

[www.sterlinglandcompany.com](http://www.sterlinglandcompany.com)

SHARE THIS  
EMAIL

Follow us on 

SIGN UP FOR  
OUR EMAILS