

## STERLING LAND COMPANY LAND REPORT March 10, 2016

**Plenty of sales to sift through this week. Including 12 parcels  
(Whiteside, Ogle & Sangamon Counties)  
that came in over \$90/Point.  
3 NO SALES as well.**

### Land activity around the state.

**Sterling Land Company closed on a sale of 344 acres in Whiteside County-March 1.**

Jordan Township-North of Sterling.

Sold for \$12,209/Acre with PI of 129 for \$96.04/PI Point.

**Sterling Land Company closed on a sale of 39 acres in Whiteside County-March 1.**

Union Grove Township-West of Morrison.

Sold for \$13,500/Acre with PI of 137 for \$103.04/PI Point.

**58 Acres sold in a private transaction in Whiteside County-Closed March 1.**

Union Grove Township-West of Morrison.

Sold for \$13,250/Acre with PI of 136.3 for \$98.83/PI Point.

**56 Acres sold in a private transaction in Whiteside County-Closed March 1.**

Union Grove Township-West of Morrison.

Sold for \$12,750/Acre with PI of 130 for \$99.61/PI Point.

**155 Acres sold in a private transaction in Whiteside County-Closed March 1.**

Tampico Township-Just east of Tampico.

Sold for \$5,900/Acre with PI of 98.8 for \$61.71/PI Point.

**118.7 Acres sold in a private transaction in LaSalle County-Closed February 29.**

Osage Township-7 miles east of Wenona.

Sold for \$10,300/Acre with PI of 142.6 for \$74.36/PI Point.

**344 Acres sold in a private transaction in Ogle County-Recorded March 8.**

Maryland Township-1 mile east of Forreston.

Sold for \$12,500/Acre with PI of 138 for \$94.14/PI Point.

**140.4 Acres sold in a private transaction in Ogle County-Recorded March 4.**

Eagle Point Township-5 miles west of Polo.

Sold for \$12,000/Acre with PI of 135.8 for \$90.56/PI Point.

**154.3 Acres sold in a private transaction in Ogle County**-Recorded March 8.  
Eagle Point Township-5 miles west of Polo.  
Sold for \$11,900/Acre with PI of 134.9 for \$90.74/PI Point.

**138 Acres sold in a private transaction in Ogle County**-Recorded February 23.  
Mt. Morris Township-1 mile west of Mt. Morris.  
Sold for \$10,870/Acre with PI of 126.3 for \$90.66/PI Point.

**235 Acres sold in a private transaction in Piatt County**-Closed February 29.  
Blue Ridge Township-3 miles northwest of Mansfield.  
Sold for \$11,100/Acre with PI of 142 for \$80.36/PI Point.

**775 Acres sold at public auction in Sangamon County**-March 9.  
3 separate Townships -west of Springfield. 9 parcels-mostly Ipava, Sable  
& Osco soils. 3 parcels came in at \$12,500 plus with the highest being \$13,879/Acre.  
4 parcels being well over \$90 per point.  
Overall average- \$11,661/Acre with PI of 139.3 for \$87.73/PI Point.

**160 Acres sold at public auction in Champaign County**-March 7.  
Harwood Township-20 miles north of Champaign. Elliot-Ashkum.  
Sold \$7,906/Acre with PI of 121.6 for \$65.66/PI Point.

**157.6 Acres sold at public auction in LaSalle County**-March 8.  
Otter Creek Township-8 miles northeast of Streator. Bryce-Swygert.  
2 parcels-each parcel had a wind turbine with an annual payment of \$11,000  
Sold \$7,000/Acre with PI of 121.7 for \$63.76/PI Point.

**230 Acres offered for sale at public auction in Bureau/Henry Counties**-March 5.  
Fairfield/Yorktown Townships-7 miles southwest of Tampico. PI of 127.9.  
Top bid of \$7,000/Acre was not accepted by seller. **NO SALE**

**80 Acres offered for sale at public auction in LaSalle Counties**-February 25.  
Deer Park Township-8 miles southeast of LaSalle. PI of 141.6.  
Top bid of \$9,200/Acre was not accepted by seller. **NO SALE**

**80 Acres offered for sale at public auction in Livingston County**-February 25.  
Newton Township-6 miles southeast of Streator. PI of 112.2.  
Top bid of \$4,000/Acre was not accepted by seller. **NO SALE We later heard the farm would go back on the market at \$7,000/Acre-Good luck with that.**

Monte Van Kooten-Managing Broker  
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Sterling, IL. 61081

Information deemed reliable but not guaranteed.

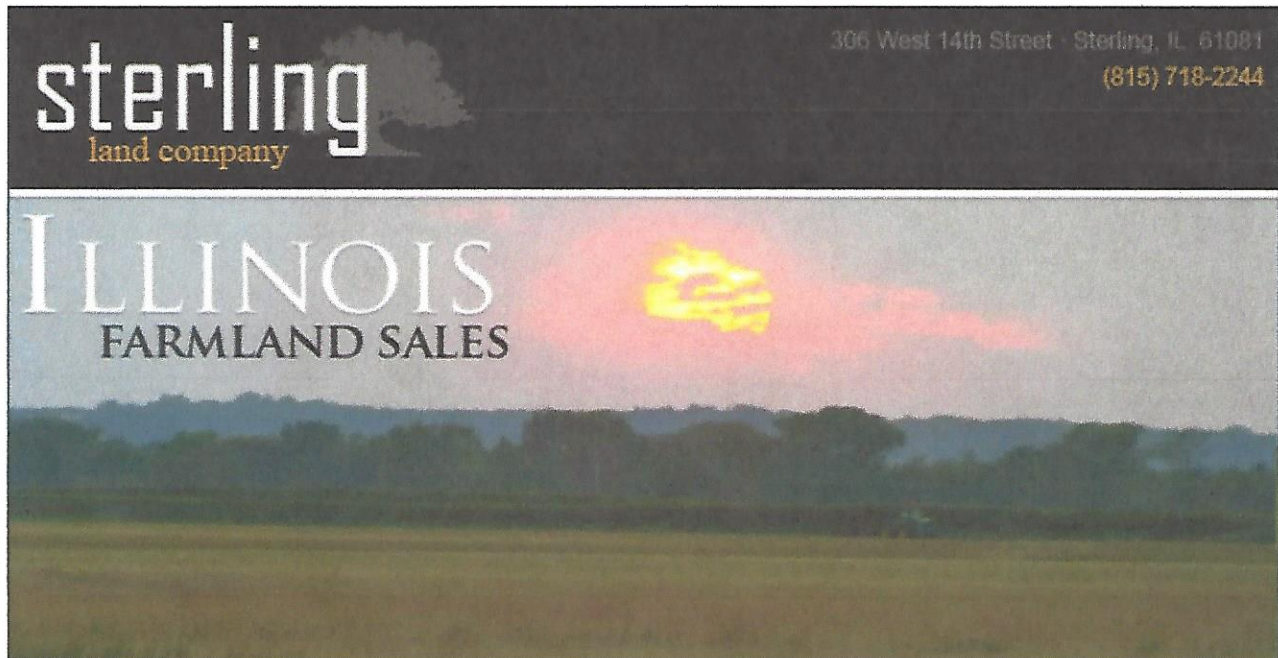
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## STERLING LAND COMPANY LAND REPORT March 24, 2016

**New Sterling Land Company Listing**  
**LaSalle County**  
**39.42 Acres**  
[Click for Details](#)

### Land activity around the state.

**Sterling Land Company closed on a sale of 155 acres in DeKalb County-March 16.**  
 Clinton Township-3 miles south of Waterman.  
 Sold for \$9,865/Acre with PI of 138.8 for \$74.44/PI Point.

**195.3 Acres sold in a private transaction in DeKalb County-Closed March 1.**  
 Squaw Grove Township-1 miles SW of Hinckley.  
 Sold for \$13,200/Acre with PI of 143.5 for \$93.66/PI Point.

**40.32 Acres sold in a private transaction in Bureau County-Closed March 23.**  
 Dover Township-3 miles northeast of Princeton.  
 Sold for \$10,800/Acre with PI of 142.8 for \$76.50/PI Point.

**116.2 Acres sold in a private transaction in Bureau County-Closed February 29.**  
 Dover Township-9 miles northeast of Princeton. 92.9 Acres of cropland.  
 Sold for \$5,200/Acre with PI of 120.5 for \$53.98/PI Point.

**102.5 Acres sold via a sealed bid process in Ogle County- March 19.**  
 Forreston Township-7 miles NW of Forreston.  
 Sold for \$13,700/Acre with PI of 139.5 for \$98.69/PI Point.

**80 Acres sold in a private transaction in Ogle County-Closed March 16.**  
 Byron Township-2 miles north of Byron.  
 Sold for \$6,400/Acre with PI of 118.9 for \$57.11/PI Point.

**87.9 Acres sold in a private transaction in Carroll County-Closed March 3.**  
 Elkhorn Grove Township-7 miles northwest of Polo.  
 Sold for \$12,000/Acre with PI of 135.3 for \$92.81/PI Point.

**136.7 Acres sold in a private transaction in Lee County-Closed March 17.**

South Dixon Township-3 miles south of Dixon.

We allocated \$250,000 to the buildings before making the PI calculation.

Sold for \$12,875/Acre with PI of 127.4 for \$92.60/PI Point.

**313 Acres sold at public auction in Macon County-March 14.**

Long Creek Township-Just east of the Decatur Airport.

Sold for \$9,904/Acre with PI of 139.7 for \$72.28/PI Point.

**341.9 Acres sold at public auction in Woodford County-March 12.**

Cazenovia Township-6 parcels 20 miles northeast of Peoria.

Two of the parcels came in at \$11,300/Acre. One came in at \$4,000/Acre.

Average price was \$8,687/Acre with PI of 136.1 for \$78.10/PI Point.

**121 Acres sold at public auction in McDonough County-March 11.**

Industry Township-12 miles south of Macomb. Touted as a hunting farm.

Sold for \$3,900/Acre with 85 acres of cropland.

**400 Acres sold in DeWitt County-Closed March 16.**

Wilson Township-Part of the 1,448 Acre "NO SALE" auction we reported in our January 21st Land Report. High bid that day was \$11,563/Acre.

By holding out they picked up \$37 per acre.

Sold for \$11,600/Acre with PI of 138.5 for \$84.19/PI Point.

**67 Acres sold at public auction in Kendall County-March 23.**

Seward Township-7 miles NE of Morris. Bryce-Swygert soils.

Sold for \$6,000/Acre with PI of 119.7 for \$50.13/PI Point.

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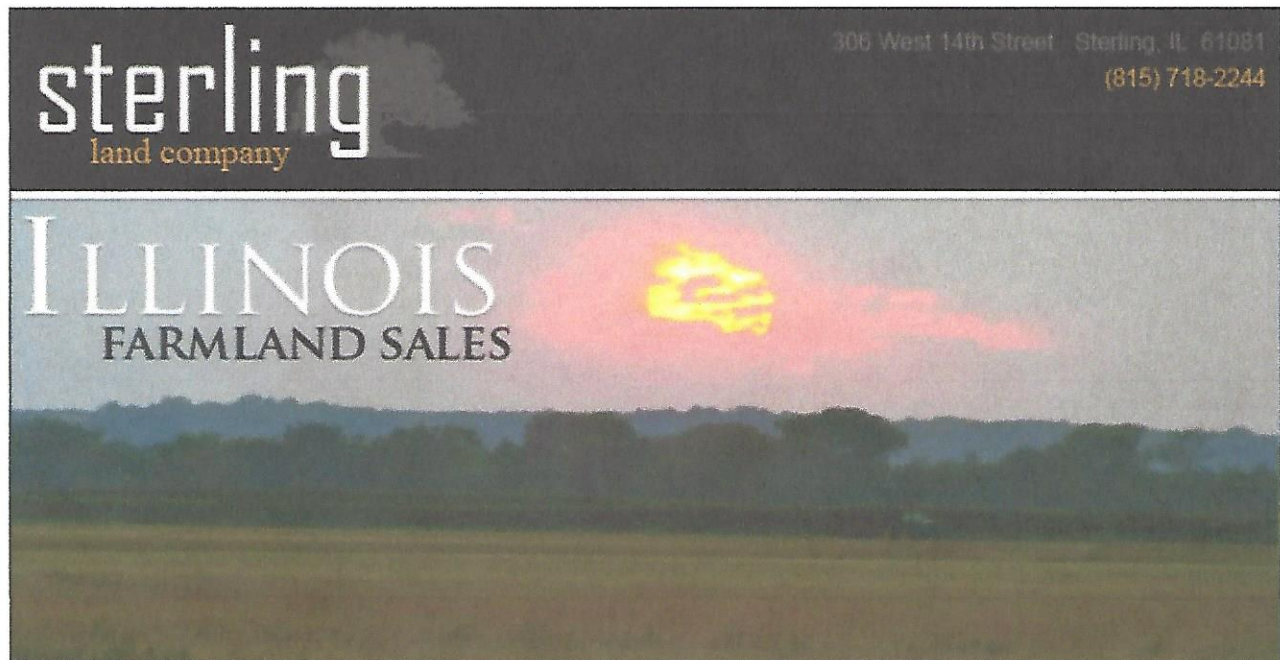
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## STERLING LAND COMPANY LAND REPORT

### April 7, 2016

#### Land activity around the state.

#### **200 Acres offered at public auction in Kane County-March 31.**

Virgil Township-11 miles east of DeKalb. Farm was nearly all tillable with PI of 127.9

The dreaded "No Bid" auction. No one was willing to open the bidding even at \$3,000/Acre.

**NO SALE**

#### **100 Acres sold in a private transaction in Kane County-Closed March 29.**

Kaneville Township-14 miles SE of DeKalb.

Sold for \$12,300/Acre with PI of 129.3 for \$96.48/PI Point.

#### **324.7 Acres sold in a private transaction in DeKalb County-Recorded April 1.**

Afton Township-5 miles south of DeKalb. Included 4 wind turbine leases that pay \$36,000 annually.

Sold for \$10,250/Acre with PI of 138.3 for \$76.39/PI Point.

#### **80 Acres sold in a private transaction in DeKalb County-Recorded April 4.**

Shabbona Township-3 miles south of Shabbona.

Sold for \$8,250/Acre with PI of 129 for \$64.78/PI Point.

#### **205 Acres sold in a private transaction in Lee County-Recorded April 4.**

May Township-4 miles west of Sublette.

Sold for \$8,650/Acre with PI of 134.8 for \$67.17/PI Point.

#### **77.92 Acres sold at public auction in Bureau County-April 5.**

Ohio Township-10 miles north of Princeton.

Sold for \$8,250/Acre with PI of 132 for \$63.39/PI Point.

#### **301.27 Acres sold at public auction in Woodford County-April 6.**

Palestine Township-9 miles west of El Paso. 3 parcels.

75 Acres sold for \$13,600/Acre with PI of 140.7 for \$96.66/PI Point.

192 Acres sold for \$7,400/Acre with PI of 121.2 for \$67.26/PI Point.

34.27 Acres sold for \$6,100/Acre with PI of 117.1 for \$52.51/PI Point.

**135 Acres sold in a private transaction in Carroll County-Closed March 30.**

Wysox Township-2 miles north of Milledgeville.

Sold for \$11,200/Acre with PI of 134.1 for \$84.14/PI Point.

**72.5 Acres sold via a sealed bid process in Iroquois County-Closed April 4.**

Prairie Green Township-9 miles northeast of Hoopston.

Sold for \$8,400/Acre with PI of 132.4 for \$63.44/PI Point.

**245.27 Acres sold at public auction in Iroquois County-March 30.**

Loda Township-30 miles north of Champaign.

Sold for \$4,837/Acre with PI of 115.6 for \$42.99/PI Point.

**80 Acres sold at public auction in McLean County-March 29.**

Lexington Township-3 miles east of Lexington. Said to have a 10 year corn yield average of 192/Bu.

Sold for \$11,900/Acre with PI of 142 for \$84.86/PI Point.

**78.5 Acres sold at public auction in McLean County-March 30.**

Normal Township-Just north of the city.

Sold for \$10,550/Acre with PI of 136.8 for \$81.20/PI Point.

**174.4 Acres offered at public auction in Logan & Macon Counties-March 31.**

2 parcels-neither parcel met the minimum reserve bid during the live auction.

Deals were struck subsequently though.

80 Acres-Logan County-Lake Fork Township-10 miles NW of Decatur sold for \$9,000/Acre with PI of 140 for \$68.01/PI Point.

94.4 acres-Macon County-Illini Township-5 miles NW of Decatur sold for \$8,750/Acre with PI of 136.7 for \$67.14/PI Point.

**101.32 Acres sold at public auction in Henry County-March 31.**

Kewanee Township-3 miles north of Kewanee.

Sold for \$5,300/Acre with PI of 111.8 for \$58/PI Point.

**160 Acres sold at public auction in Mercer County-April 2.**

Preemption Township-4 miles east of Aledo.

Sold for \$3,600/Acre-94 acres cropland, balance mostly wooded.

**162.26 Acres sold at public auction in Adams County-April 2.**

48 Acres-Ursa Township-7 miles north of Quincy sold for

\$16,400/Acre (Not a typo) with PI of 139.7 for \$119.38/PI Point.

87.82 acres-Camp Point Township-20 miles NE of Quincy sold for \$7,400/Acre with PI of 130.5 for \$62.48/PI Point.

26.4 Acres adjacent sold for \$2,700/Acre.

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## STERLING LAND COMPANY LAND REPORT April 28, 2016

### Land activity around the state.

#### **160 Acres sold at a "Sheriff's Sale" in Henry County-April 19.**

Yorktown-10 miles southeast of Prophetstown. Sale was the result of a Partition sale ordered by the court.  
Sold for \$8,000/Acre with PI of 129.5 for \$65.55/PI Point.

#### **81.9 Acres sold in a private transaction in DeKalb County-Recorded April 20.**

Milan Township-11 miles southwest of DeKalb.  
Sold for \$10,000/Acre with PI of 138.5 for \$73.92/PI Point.

#### **474.7 Acres sold in a private transaction in DeKalb County-Closed April 4.**

Milan Township-3 miles southwest of DeKalb.  
Sold for \$12,000/Acre with PI of 142.7 for \$86.69/PI Point.

#### **76 Acres sold in a private transaction in DeKalb County-Recorded April 8.**

Pierce Township-5.5 miles southeast of DeKalb.  
Sold for \$10,400/Acre with PI of 143.2 for \$73.47/PI Point.

#### **117 Acres sold in a private transaction in Bureau County-Closed April 22.**

Dover Township-4 miles northeast of Princeton.  
Sold for \$9,800/Acre with PI of 139.5 for \$70.76/PI Point.

#### **160 Acres sold in a private transaction in Whiteside County-Closed April 25.**

Tampico Township-1 mile west of Tampico.  
Sold for \$10,300/Acre with PI of 120.6 for \$86.05/PI Point.

#### **80 Acres sold at public auction in Hancock County-April 11.**

Sonora Township-15 miles northwest of Carthage.  
Sold for \$12,750/Acre with PI of 136.2 for \$95.26/PI Point.

#### **100 Acres sold in a private transaction in Henry County-Closed April 7.**

Western Township-11 miles southeast of Quad City Airport.  
Sold for \$7,620/Acre with PI of 135.9 for \$59.36/PI Point.

**144.7 Acres sold in a private transaction in LaSalle County-Closed March 31.**  
Fall River Township-6 miles southeast of Ottawa.  
Sold for \$5,800/Acre with PI of 115.6 for \$53.11/PI Point.

**114 Acres sold in a private transaction in Ogle County-Closed March 31.**  
Byron Township-4 miles north of Byron.  
Sold for \$6,552/Acre with PI of 125.2 for \$66.29/PI Point.

**254 Acres sold in a private transaction in McHenry County-Closed April 18.**  
Chemung Township-2 miles northwest of Harvard.  
Sold for \$7,430/Acre with PI of 128.2 for \$69.44/PI Point.


**167 Acres sold at public auction in Edgar County-April 11.**  
Prairie Township-18 miles northeast of Paris.  
117 acres Sold for \$ 9,500/Acre with PI of 143.5 for \$66.20/PI Point.  
50 acres Sold for \$10,000/Acre with PI of 143.3 for \$72.31/PI Point.  
Additionally there was a 40 acre parcel/33 acres tillable- with a PI of 135.6  
that was bid up to \$4,600/Acre and as far as we know was not accepted  
by the seller. So **NO SALE** on that parcel.

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