



STERLING LAND COMPANY LAND REPORT

September 30, 2016

New SLC Listing in Winnebago County

140 acres m/l

[Click for details.](#)

New SLC Listing in Jo Daviess County

285 Acres

[Click for details](#)

Land activity around the state.

195.5 Acres sold at public auction in Iroquois County-September 8.

Douglas Township-14 miles west of Watseka. 3 parcels.

This auction was quite a spectacle we are told. Numbers cited here apparently had something to do with a feud dating back over 40 years.

78.4 acres sold for \$13,400/Acre with PI of 124.6 for \$113.02/PI Point.

79 acres sold for \$16,300/Acre with PI of 118.5 for \$137.55/PI Point.

38.1 acres sold for \$16,200/Acre with PI of 118 for \$137.29/PI Point.

Overall average was \$15,117/acre with PI of 120.8 for \$127.65/PI Point.

516 Acres sold at public auction in Shelby County-September 29.

Okaw Township. 30 miles south of Decatur. 5 parcels.

Drumer-Flanagan soils with drainage problems it seems based on these prices.

244 acres sold for \$8,100/Acre with PI of 144 for \$58.12/PI Point.

116 acres sold for \$8,100/Acre with PI of 144 for \$58.54/PI Point.

71 acres sold for \$8,650/Acre with PI of 144 for \$61.80/PI Point.

50 acres sold for \$8,650/Acre with PI of 144 for \$62.24/PI Point.

35 Acres with farm house and buildings sold for \$9,750/Acre.

215 Acres sold at public auction in Rock Island County-September 24.

Edgington Township-16 miles southwest of the Moline airport. 3 parcels.

40 acres sold for \$12,000/Acre with PI of 143.4 for \$86.45/PI Point.

117 acres sold for \$10,800/Acre with PI of 131.2 for \$85.23/PI Point.

58 acres sold for \$9,400/Acre with PI of 112.8 or \$89.51/PI Point.

115 Acres sold in a private transaction in Ogle County-Closed September 15.

Scott Township-4 miles south of Rockford.

Sold for \$6,125/Acre with PI of 123.8 for \$50.35/PI Point.

100 Acres sold in a private transaction in Whiteside County-Closed September 15.

Sterling Township-2 miles north of Sterling.

Sold for \$11,000/Acre with PI of 121.5 for \$90.99/PI Point.

183 Acres sold in a private transaction in Carroll County-Closed September 15.

Woodland Township-4 miles northwest of Mt. Carroll. 2 parcels.

64.5 acres Sold for \$4,950/Acre. About 25 acres tillable.

119 acres with modern dwelling sold for \$6,142/Acre. About 50 acres tillable.

200 Acres sold in a private transaction in DeKalb/Boone Counties-Recorded September 19.

Flora & Franklin Townships-5 miles south of Belvidere.

Sold for \$10,000/Acre with PI of 139 for \$74.05/PI Point.

159 Acres sold at public auction in McLean County-September 7.

White Oak & Dry Grove Townships-4 miles northwest of Normal. 2 parcels.

1st parcel included a wind turbine with annual payment over \$10,000.

73.8 acres sold for \$13,800/Acre with PI of 139.5 for \$100.63/PI Point.

85.2 acres sold for \$9,050/Acre with PI of 130.6 for \$71.03/PI Point.

78 Acres offered for sale at public auction in Kankakee County-September 15.

Yellowhead Township-26 miles northeast of Kankakee. Sources tell us the bidding stalled out at \$5,950/Acre per acre but the high bidder was willing to pay the reserve of \$6,350/Acre. Land had PI of 116, which would indicate \$56.18/PI Point.

240 Acres sold in a private transaction in Bureau County-Recorded September 16.

Dover Township-5 miles north of Princeton.

Sold for \$11,900/Acre with PI of 121.5 for \$93.15/PI Point. (The PI calculation was made after allocating a \$400,000 value to the modern home and buildings included)

133.9 Acres sold at public auction in Adams County-September 8.

Mendon Township-15 miles northeast of Quincy.

Sold for \$9,500/Acre with PI of 130.3 for \$70.44/PI Point.

216.6 Acres sold at public auction in Hancock County-September 14.

20 miles south of Burlington, IA. Dallas City & Pontoosuc Townships. 4 parcels.

53.4 acres sold for \$11,000/Acre with PI of 135.3 for \$84.30/PI Point.

80.4 acres sold for \$ 8,400/Acre with PI of 130.5 for \$73.93/PI Point.

41.3 acres sold for \$10,000/Acre with PI of 145 or \$70.54/PI Point.

41.5 acres sold for \$ 5,000/Acre included 16 acres of timber.

Monte Van Kooten-Managing Broker

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306 W. 14th St.

Sterling, IL. 61081

Information deemed reliable but not guaranteed.



STERLING LAND COMPANY LAND REPORT October 28, 2016

Land activity around the state.

204 Acres sold at public auction in McDonough County-October 17.

Hire Township-15 miles northwest of Macomb.

Sold for \$12,200/Acre with PI of 142.6 for \$86.25/PI Point.

65.7 Acres sold at public auction in Henry County-October 22.

Clover Township-14 miles north of Galesburg.

Sold for \$12,200/Acre with PI of 137.3 for \$88.86/PI Point.

158 Acres offered for sale at public auction in Sangamon County-October 27.

Bidding stalled out at \$10,000/Acre but a deal was reached after the public auction at some undisclosed price. Farm was nearly all tillable with a PI of 138.

Talkington Township-18 miles southwest of Springfield.

161 Acres sold in a private transaction in Montgomery County-Closed October 15.

Bois D Arc Township-15 miles south of Springfield.

Sold for \$8,500/Acre with PI of 125.2 for \$68.96/PI Point.

40 Acres sold in a private transaction in DeKalb County-Recorded October 24.

Genoa Township-4 miles northeast of Genoa.

Sold for \$9,500/Acre with PI of 138.3 for \$69.56/PI Point.

118.7 Acres sold in a private transaction in DeKalb County-Recorded October 18.

Cortland Township-3 miles east of DeKalb.

Sold for \$10,200/Acre with PI of 137.4 for \$74.87/PI Point.

166 Acres sold in a private transaction in Jo Daviess County-Closed October 5.

Elizabeth Township-2 miles southwest of Elizabeth.

Sold for \$5,120/Acre with PI of 111.2 for \$48.07/PI Point.

170 Acres sold in a private transaction in Jo Daviess County-Closed in early October.

Hanover Township-Just south of Hanover.

Sold for \$3,750/Acre. Mostly wooded with just 29 acres of cropland.

53 Acres sold at public auction in Fulton County-October 14.

Farmington Township-Just south of Farmington.

Sold for \$9,300/Acre with PI of 137.3 for \$75.58/PI Point.

125 Acres sold at public auction in Stephenson County-October 22.

Ridott Township-5 miles northeast of Freeport.

Sold for \$7,000/Acre with PI of 116.2 for \$63.81/PI Point.

81.52 Acres sold at public auction in Adams County-October 22.

Gilmer Township-4 miles east of Quincy. 2 parcels.

59.34 acres sold for \$5,000/Acre. Pasture and woods.

22.18 acres sold for \$8,000/Acre. 18 Acres of Cropland.

82.4 Acres sold at public auction in Hancock County-October 17.

La Harpe Township-4 miles northeast of La Harpe. 2 parcels.

41.14 acres sold for \$8,200/Acre. 30 Acres of Cropland.

41.26 acres sold for \$4,000/Acre. Pasture and woods.

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Monte Van Kooten, Managing Broker

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