



STERLING LAND COMPANY LAND REPORT May 18, 2017

[Leaf River Ranch-Public Auction June 20](#)

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Land activity around the state.

Sterling Land Company brokered the sale of 80 acres in Moultrie County.

Sold for \$10,600/Acre with PI of 137.1 for \$79.20/PI Point.

Listing Broker-Denny Willis.

1,248 Acres sold in a private transaction in Piatt County- Recorded on April 20.

Monticello Township-Adjacent to the east side of the city of Monticello. Included a ginormous Center Pivot that covers about 400 acres. Institutional buyer.

Sold for \$8,250/Acre with PI of 132.2 for \$65.95/PI Point.

315 Acres sold at public auction in Bureau County-April 29.

Bureau Township-9 miles northwest of Princeton. 4 parcels.

81.83 Acres sold for \$10,000/Acre with PI of 139.5 for \$74.08/PI Point.

81.83 Acres sold for \$ 9,350/Acre with PI of 136.7 for \$70.88/PI Point.

81.83 Acres sold for \$ 8,400/Acre with PI of 135.5 for \$67.60/PI Point.

69.83 Acres sold for \$ 8,800/Acre with PI of 136.1 for \$68.07/PI Point.

Overall average on the day- \$ 9,150/Acre with PI of 136.8 for \$70.74/PI Point.

78.15 Acres sold in a private transaction in Whiteside County-Recorded on April 11.

Genesee Township-9 miles northwest of Sterling.

Sold for \$11,100/Acre with PI of 123.8 for \$93.43/PI Point.

169 Acres sold in a private transaction in Whiteside County-Recorded on April 21.

Albany/Newton Townships-15 miles southwest of Morrison.

Sold for \$6,500/Acre with PI of 129.5 for \$58.10/PI Point.

199.37 Acres sold at public auction in Hancock County-May 11.

Durham Township-11 miles north of Carthage. 3 parcels.

54.19 Acres sold for \$13,000/Acre with PI of 144 for \$94.04/PI Point.

81.83 Acres sold for \$11,330/Acre with PI of 141.7 for \$79.96/PI Point.

81.83 Acres sold for \$ 9,500/Acre with PI of 134.6 for \$79.48/PI Point.

Overall average on the day- \$10,704/Acre with PI of 139.5 for \$83.93/PI Point.

121.5 Acres sold in a private transaction in Menard County-Closed on May 10.

Sugar Grove Township-14 miles north of Springfield.

Sold for \$11,700/Acre with PI of 138.2 for \$87.25/PI Point.

260 Acres sold at public auction in Stephenson County-April 19.

Lancaster Township-5 miles northeast of Freeport.

Sold for \$8,550/Acre- with PI of 119.8 for \$73.05/PI Point.

126.4 Acres sold in a private transaction in DeKalb County-Recorded on April 25.

Sycamore Township-14 miles northwest of Sycamore.

Sold for \$8,000/Acre with PI of 119.4 for \$71.11/PI Point.

181.3 Acres sold in a private transaction in DeKalb County-Recorded on April 13.

DeKalb Township-Rich road north side of DeKalb.

Sold for \$11,580/Acre with PI of 134 for \$86.91/PI Point.

100 Acres sold in a private transaction in Ogle County-Recorded on March 31.

Lincoln Township-6 miles northeast of Polo.

Sold for \$12,925/Acre with PI of 136.8 for \$90.68/PI Point. We deducted \$120,000 for an estimated value of the buildings before making the PI/Point calculation.

**Summarizing this report- 997 Acres of Class A land
sold for an average of \$10,707/Acre with PI of 136.9
\$80.99/P.I. Point**

**And for those who asked-YTD for Class B Land-
We have reported on 25 farms classified as Class B-
(P.I. of between 117 and 132.9)
Average Price-\$7,945/Acre
Average P.I.-127.8
Average Value/PI Point-\$65.13**

Monte Van Kooten-Managing Broker

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Information deemed reliable but not guaranteed.

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STERLING LAND COMPANY LAND REPORT
June 16, 2017

LEAF RIVER RANCH-PUBLIC AUCTION
JUST 4 DAYS AWAY
1,412 CONTIGUOUS ACRES
OFFERED IN 7 PARCELS
[Click our site for all the details](#)

Land activity around the state.

78.3 Acres sold at public auction in McDonough County-May 19.

Mound Township-7 miles east of Macomb.

Sold for \$11,000/Acre- with PI of 142.2 for \$78.36/PI Point.

75 Acres sold in a private transaction in DeKalb County-Recorded on June 8.

Cortland Township-2 miles east of DeKalb.

Sold for \$11,050/Acre with PI of 134.7 for \$82.89/PI Point.

48.97 Acres sold in a private transaction in DeKalb County-Recorded on May 17.

Squaw Grove Township-15 miles southeast of DeKalb.

Sold for \$8,750/Acre with PI of 138.2 for \$74.96/PI Point.

150.4 Acres sold in a private transaction in DeKalb County-Recorded on June 7.

Milan Township-12 miles southwest of DeKalb.

Sold for \$10,350/Acre with PI of 140.3 for \$78.24/PI Point.

279 Acres sold at public auction in Henderson County-June 14.

Media Township-25 miles northwest of Macomb. 4 parcels.

80 Acres sold for \$11,600/Acre with PI of 146.2 for \$80.68/PI Point.

75.65 Acres sold for \$12,300/Acre with PI of 146.6 for \$85.31/PI Point.

80 Acres sold for \$10,650/Acre with PI of 145 for \$77.16/PI Point.

43.67 Acres sold for \$4,800/Acre. Parcel had less than 50% tillable acres.

54.85 Acres sold in a private transaction in Ogle County-Recorded on May 31.

Flagg Township-1 mile west of Rochelle.

Sold for \$11,900/Acre with PI of 140.4 for \$86.09/PI Point. Interesting to note that according to records this same parcel sold for \$15,250/Acre back in 2005.

79.2 Acres sold at public auction in Putnam County-May 15.

Senachwine Township-12 miles southeast of Princeton.

Sold for \$3,400/Acre- 11 acres of cropland with the balance mostly wooded.

80 Acres sold in a private transaction in Shelby County-Closed on June 6.

Pickaway Township-26 miles south of Decatur.

Sold for \$10,000/Acre with PI of 142 for \$71.54/PI Point.

128.76 Acres sold in a private transaction in Lee/LaSalle Counties-Recorded on April 27.

Wyoming/Meriden Townships-7 miles northeast of Mendota.

Sold for \$9,876/Acre with PI of 137 for \$76.87/PI Point.

**Summarizing this report- 852 Acres of Class A land
sold for an average of \$10,696/Acre with PI of 141.1
\$78.97/PI Point**

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**LEAF RIVER RANCH PUBLIC AUCTION
JUNE 20, 2017**

Sterling Land Company and Gordon Stade Auction Company conducted a very successful public auction of the 1,412 acre Leaf River Ranch.

Results of the auction are as follows-

Parcel #1-210.627 Acres sold for \$7,525/Acre.

Parcel #2-126.114 Acres sold for \$7,525/Acre.

Parcel #3-191.8 Acres sold for \$4,800/Acre.

Parcel #4-80 Acres sold for \$5,200/Acre.

Parcel #5-513.196 Acres sold for \$4,575/Acre.

Parcel #6-130 Acres sold for \$5,100/Acre.

Parcel #7-160.3 Acres sold for \$4,100/Acre.

Overall Average on the day was \$5,339/Acre or about \$7,539,000 total- well above pre-auction estimates.

Thanks to all who attended and of course to the many active bidders.