



RoosterAg'

Farmland Real Estate · RA Commercial Properties
Farm Management · Federal Crop Insurance
Gold Standard Farm Appraisal Services

www.roosterag.com

Office/Fax · (815) 333-4354

Don't let your money collect dust, invest in dirt!



Family Owned & Operated

June 2021

Of Course



A few weeks ago I was talking with my daughter in law Kassy, when I asked her to do something for me, she answered with certainty, enthusiasm and a can-do attitude **“Of Course”**. Since that day I noticed that the young adults today use the words **“Of Course”** throughout their personal and service orientated professions. I realized that this expression makes me feel at ease and important, as these folks are happy to take care of me and my needs. I like **Of Course** way more than No Problem, what problem? Am I creating a problem? **Of Course** you are? Maybe **“NOT”** or **“RIGHHT??”** it is all new to me. But one thing is for sure, if you need anything from our staff, they will be eager to help with certainty, enthusiasm and a can-do attitude just like Kassy and will help you out with whatever you need ...**Of Course!**

Contract For Today

Over the years I have never been fond of any of the real estate contracts I have come across. As I read them, I think I know what they are saying, but explaining it to anyone else can be a real challenge. As a Realtor® the law says that we can only fill in the blanks and cannot attach verbiage or riders that may apply to a specific contract. **That is the job of an attorney, not the Realtor®, as provided by law!** However, over the years of presenting offers and discussing with attorneys the items for buyers and sellers we have covered the criteria that apply to a land contract From 1031 trades to cash rent and real estate tax prorations we have addressed it. As a result, we have worked with several Attorneys and created a land **Contract For Today** that cuts to the chase, gets rid of all the legalese and covers all the legalities that are necessary in a **Contract For Today**.

2022 Farm Leases

The 2021 crop went in the ground in a hurry with the majority of the corn and beans in the ground by May 10th. Grain prices have rallied, giving the farmers, landowners, and grain markets an optimistic view for the first time in years. With cash grain prices increasing year over year, as well as increased grain prices for the next December **2022** crop gives us the opportunity to begin writing leases for the **2022** crop year based on each farm's facts, not emotions. Thus, giving the growers the security of farming the farm and allowing them the opportunity to market their 2022 crop. Have questions? Give us a call we will review the facts, run an analysis and meet you at your conference room, office or kitchen table and get a start on your **2022 Farm Leases**.

Farmland Financial Performance Analysis

While promoting our new Gold Standard Appraisal Process the team has discovered that an appraisal is only ordered when it is **NEEDED** for specific life events. This realization has put the Appraisal Team hard at work to create a **Farmland Financial Performance Analysis**, a stock report of sorts that utilizes our formula driven appraisal process for landowners that **WANT** to know how their farm asset portfolio is performing. This report analyzes the initial purchase information per farm and compares it to today's appraised value to calculate the IRR & ROI for each farm in your portfolio. An invaluable tool for banking purposes or when analyzing, "I want more farms like this and less like that," or determining to reposition your earnings into other assets. Important indeed as "The value of your land should never be guess work". Check out the enclosed pages from a sample report and contact Dalton at (630) 525-1431 or dalton@roosterag.com to get your hands on your own **Farmland Financial Performance Analysis**.





Weather Almanac



by Meteorologist Frank Watson



Weather projections, features and facts created by Bruce Watson for our **Weather Almanac** are presented as scientific guidelines as to what we might expect over a large area of the Midwest, as well as our part of the state and general service area. The "Normals" appearing on the back page are provided for the particular counties we serve and reflect the average high and low temperatures, plus average amount of sunshine and precipitation experienced week to week in the area over the past 170 years. Frank Watson utilizes a model that Bruce Watson specially designed, based on weather observations that much more clearly represent our local climate than do shorter, 30-year National Weather Service averages. These figures draw on the long history of systematic observations begun by the U.S. Army in 1817.



Friday
June 25th
Strawberry
Moon



June Weather Outlook

June Summary

 Temperatures are favored to average near normal. Precipitation is expected to be near normal.

Precipitation prospects are favored to get off to a slow start with limited showers and thunderstorms being more hit and miss from June 1-11. Do expect some showers and thunderstorms on June 1, 4, 8 with light to moderate totals.

Precipitation prospects pick up significantly from June 12-24. Expect cloudy, cooler and wet conditions. We'll mix in some sun but it will be a cloudy period overall.



Expect a mostly sunny period from June 25-27 with isolated showers and thunderstorms. Showers and thunderstorms are favored from June 28-30 with locally heavy totals.



June Astrology ~ It's in the Stars

The sun's rays are directly over the Tropic of Cancer on Sunday, June 20 at 10:32 pm to signal the start of summer. We'll experience 15 hours and 12 minutes of daylight

Mercury will be lost in the sun's glare for much of the month but will be a faint speck low in the northeast sky before sunrise the last week of the month.

Venus can be seen setting in the northwest sky throughout the month at dusk.

Mars is trailing Venus at dusk in the northwest sky as it sets and should be viewable.

Jupiter rises a few hours after sunset and will be visible throughout the overnight hours. Look for the moon passing by Jupiter on Tuesday, June 1 and again on Monday, June 28.

July Weather Outlook Long-Range Weather Outlook

Precipitation is expected to total near normal. Favored dates for heavier precipitation center on July 2, 3, 4, 5, 6, 10, 11, 15, 18, 20, 21, 26, and 29

August expect warmer than normal temperatures with below normal precipitation.

September expect above normal temperatures with above normal precipitation.

October outlook favors cooler than normal temperatures and near normal precipitation.



Morning Planets: Mercury (dawn), Jupiter, Saturn, Uranus, Neptune

Evening Planets: Mars

June Fun Facts

No other month in the year begins on the same day of the week as June

June has its own beetle named after it. The June beetle, or June bug, it's normally only found within the months of May and June in the United States of America.

June 1st is World Milk Day.

June is also a month for food-related holidays, but mostly just for candy. June 2nd is National Rocky Road Day (US), June 3rd is National Chocolate Macaroon Day (US), June 7th is Chocolate Ice Cream Day (US), and there are so, so many more!



Rooster Ag'
R E A L T Y

FARMS FOR SALE

Boone County—Spring Twp—118.68 acres/116.62 tillable acres. Located off Garden Prairie Road & Carlson Road. **Great soils with a PI of 135.4.** Good cash rental potential. Well drained. **\$11,000 per acre**

Kane County—Campton Twp—168.51 acres/104± tillable acres. Located at the southeast corner of **Route 47 & Route 64** with frontage along Route 47, Route 64 & Anderson Road. Excellent mix of income producing tillable land & wooded acreage. **\$8,950 per acre**

LaSalle County, Mission Twp—103.23± acres/80± tillable. Located just south of Sheridan, IL with frontage along the south side of N. 3959th Road. **Excellent mix of income producing farmland & recreational/hunting land** with frontage along the Fox River. **\$7,450 per acre**

Lake Co—Newport Twp—100± acres/79.13± tillable acres. Excellent location off of **Rt. 173 in Wadsworth, IL.** Rare tract for this size and location. Great 1031 Trade parcel. Cash Rental Income. **Divisible via multiple parcels ranging from 20, 40, 80 or 100 acres. \$9,250 per acre**

McHenry County—Grafton Twp—110.60± acres/83.04± tillable acres: Located on the east side of S. Union Road, adjacent to the Talamore subdivision. Excellent Hunting property for Whitetail & Waterfowl. Great investment opportunity with farm income! **\$10,950 per acre**

McHenry County – Riley Twp—34.36 acres/29.97 tillable acres. Located off Grange Road, west of Route 23. Excellent mix of income producing farmland & recreational hunting land. **\$7,100 per acre**

DeKalb Co – Cortland Twp— 327,717bu Grain Facility with 10,101±SF of building space. Seller will include a tower dryer in the sale if a purchaser desires. Well maintained and recently painted. Great for specialty crops or Organics. **\$340,000.00**

**View our listings as well as more information at Rooster Ag' online at:
www.roosterag.com**



ROOSTER AG' DIRECTORY



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Happy Father's Day!

~Normal for the Month~

May 30 to June 5	June 6 to 12	June 13 to 19	June 20 to 26	June 27 to July 3
Avg. High 78	Avg. High 80	Avg. High 81	Avg. High 83	Avg. High 84
Avg. Low 52	Avg. Low 54	Avg. Low 56	Avg. Low 58	Avg. Low 59
Sunshine 62% Daylight Hours	Sunshine 63% Daylight Hours	Sunshine 68% Daylight Hours	Sunshine 70% Daylight Hours	Sunshine 70% Daylight Hours
Precipitation 0.91	Precipitation 0.98	Precipitation 1.05	Precipitation 1.05	Precipitation 1.04

🐓 Denotes Sales by Rooster Ag' Realty

RECENT COMPARABLE FARMLAND SALES/CLOSED

Date	County	Twncshp	Acres	Price/Acre	Date	County	Twncshp	Acres	Price/Acre
04/2021	🐓 Boone	Poplar Grove	135.84	\$9,000	04/2021	Lee	Palmyra	260.0	\$9,998
04/2021	DeKalb	Cortland	163.00	\$10,821	04/2021	Lee	Viola	172.0	\$9,311
03/2021	DeKalb	South Grove	106.0	\$10,349	04/2021	Lee	South Dixon	154.0	\$10,935
02/2021	🐓 Kane	Big Rock	65.61	\$12,500	03/2021	McHenry	Coral	90.0	\$8,193
04/2021	🐓 Kane	Blackberry	43.74	\$13,000	03/2021	McHenry	Nunda	95.0	\$8,497

The sales reported are randomly chosen from the most recent issue of the Illinois Land Sales Bulletin, a bi-monthly report on farmland sales of 20 acres or greater. This data is obtained from the transfer declarations recorded at 90+ courthouses around the state. Subscriptions are available by visiting www.landsalesbulletin.com or calling 608-329-4210.



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DeKalb County—Afton Township—78.49 acres/75.57 tillable acres. Located south of I88 at the NWC of Route 23 & Keslinger Road, just south of the Ferrara Candy Distribution Center & the future Facebook Data Center. \$29,950 per acre

DeKalb County—Cortland Township—57.18 acres/53.50 tillable acres. Located at the SEC of Route 38 & Somonauk Road, just northeast of the Ferrara Candy Distribution Center & the future Facebook Data Center \$29,950 per acre

Kane County—Blackberry Township—46.29± acres/34.61± tillable acres. Excellent location off Finley Road & Scott Road just south west of Route 47 & the new I88 interchange. Perfect organic site! \$990,000

Kane County—Big Rock Twp—8.98 acres. Located at the SEC of Route 30 & the future Dauberman extension. Zoned MCU—Mixed Use Commercial. Includes a house along with multiple well maintained outbuildings. \$595,000

Kane County—Big Rock Twp— 3.75 acres. Located at the SWC of Route 30 & the future Dauberman extension. Zoned MCU—Mixed Use Commercial. Excellent location to open your business! \$250,000

DeKalb County—Waterman Lots—Excellent Location on the north side of Route 30 in Waterman, IL. 88 single family/duplex fully improved/shovel ready lots \$895,000. 51 single family partially developed lots *Agent Owned UNDER CONTRACT

DeKalb County—Squaw Grove Township—17.54± acres/11.16± tillable acres. Excellent spot for organic/regenerative/specialty farming or solar site. \$159,000. *Agent Owned UNDER CONTRACT