



Rooster Ag'

Farmland Real Estate

Farm Management

Federal Crop Insurance & Farm Appraisal Services

www.roosterag.com

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A Family Owned Company

October 2018



The Scolding

Last winter, while in Iowa seeing some friends, we went to our favorite restaurant, the Redwood Steak House in Anita, Iowa. As we were settling in, enjoying the supper club atmosphere and taking jabs at one another, I was approached by a very well-presented beautiful woman. She said to me "Joe, I have not heard from you in a while." Perplexed, I apologized for my lack of memory as I did not know who she was. Turns out she was the co-owner of the Redwood Steak House, Jo Ann Poepppe...as I had not met Jo Ann before, I was somewhat set back. I know Lee, her husband and partner, very well, but had never formally met Jo Ann, but obviously Jo Ann had met me. She explained, "Joe, for 9 years, every month I received a personal written letter from you telling me stories and keeping me updated through your monthly newsletters." I explained to Jo Ann that life and business had kept me from keeping in touch, too busy to roll those newsletters out every month... Jo Ann scowled and said, "Joe, it's not just about making money, it's about keeping in touch with the people whom you have worked with, who have supported you, who you have encountered, loved and befriended over the years, and when you stop its just not right." Jo Ann, you are 100% correct. You and all my old pals will be hearing from me, updating you on how I see agriculture, and the stories of my life as it pertains to family, friends and Ag' business. Thanks, Jo Ann, for the eye opener. I look forward to rolling out this newsletter and meeting you all around the supper club and/or kitchen tables.

Lee... another cocktail, please!



Rooster Ag' / NIAC

Hello to everyone! As aforementioned, it has been some time since we have talked. I see some, but not all. Email/text has taken the place of the phone, face to face, the handwritten letter, the newsletter, the handshakes and, sadly, some of the meetings around the kitchen tables. During our restructuring of Rooster Ag' we have relocated our business operations to Maple Park at the NW corner of County Line & Route 38, where we are part of the Northern Illinois Ag' Center network (NIAC). We have aligned ourselves with an In-house Bank (loan production office), Attorneys, Grain Marketers, Ag' based Property and Liability Insurance Provider, Micronutrient manufacturer and supplier, Private Safe Deposit Storage, Autumn Lane Equestrian Center's business offices, and we are very close to signing up a national accounting firm that specializes in Agriculture. As part of our restructuring, we have created Rooster Ag' with separate Rooster Ag' entities. Rooster Ag' Federal Crop Insurance, Rooster Ag' Farm Management, Rooster Ag' Farm Appraisal Services, and Rooster Ag' Realty. The changes have been made and we are structured to be in business long into the future with the dream team, created at Rooster Ag' with 256+ years of combined Agricultural experience. That, along with the Northern Illinois Ag' Center network, now influencing over 1,000,000 acres under one roof with over 460 years of professional experience through combined tenancy. We are firmly rooted in Agriculture at the Northern Illinois Ag' Center to help all involved grow their business. Give us a call, we'll meet you in our conference room or at your kitchen table to discuss Rooster Ag' and the Northern Illinois Ag' Center, "Where work gets done!"



2019 Farm Lease Renewal

Renewal of the 2019 farm leases is upon us. At present, we have 70% of our leases agreed to and signed up for the 2019 crop year. These leases are structured by following Rooster Ag' Farm Management's formula which is based off of facts, not emotions. The leases are designed to provide the maximum benefit to landowners, fairness to tenants and preservation to the integrity of the land. Give us a call, whether you are a landowner or a tenant looking to formalize a farm lease. We will meet you at your kitchen table and discuss your **2019 Farm Lease Renewal**.

~ Weather Almanac ~

by Meteorologist Frank Watson



October

Weather Outlook

October Weather Forecast....
Temperatures the first half of the month are expected to average warmer than normal with cooler than normal temperatures favored for the second half of the month. Precipitation is expected to total drier than normal.

"I inherited that calm from my father, who was a farmer. You sow, you wait for good or bad weather, you harvest, but working is something you always need to do."

-Miguel Indurain

Weather Trivia

Clear skies are generally associated with high barometric pressure. This happens when we are located between storm systems.

When we are between storms, the wind often drops to calm, following a northwesterly wind and preceding a southeasterly wind. With calm, smoke rises vertically because there is no air motion to carry the smoke.

Thus, smoke ascending indicates clear weather.



October Astronomy Calendar

This month you'll be able to sleep in as the major viewing planets will be viewable in the evening hours. With the sun setting earlier every night you won't need to stay up late to enjoy the planets and your favorite star clusters.

Mercury is an evening planet this month, rising after sunrise and setting shortly after sunset. Mercury will be very tough to see as it will be low in the western sky at sunset.

The moon is New on Monday, October 8.

Venus rises during the midmorning hours and sets shortly after sunset. You might be able to catch a glimpse of Venus the first week of the month, located low in the southwest sky. After that, Venus sets close to sunset and is too low in the sky to view. If you are up early, look for the constellation Orion in the southern sky.

Mars rises during the evening hours and will be visible in the south southeast sky at sunset. The first quarter moon will be near Mars the evening of Wednesday and Thursday, October 17-18. Saturn is to the right of Mars throughout the month.

Jupiter will be rising in the late morning and is visible low in the southwest sky at sunset. The best viewing dates for Jupiter will be the first two weeks of the month. Jupiter will be located below the waxing first quarter moon the evening of Thursday, October 11.

The moon is Full on Wednesday, October 24.

Saturn will be viewable after sunset in the south southwest sky throughout the month. Look for Saturn below the first quarter moon the evening of Sunday, October 14.



Future Weather Outlook

November is expected to experience warmer than normal temperatures.

Precipitation is expected to total below normal. Favored dates for heavier precipitation center on November 3, 18, 19, 23, 24, 28, and 29.

Long-Range Weather Outlook...From Winter's opening day to Spring's opening days.

December favors warmer than normal temperatures with precipitation totaling drier than normal.

January expect warmer than normal temperatures with above normal precipitation.

February outlook favors warmer than normal temperatures with near normal precipitation.

March expect near normal temperatures with near normal precipitation.

April outlook favors warmer than normal temperatures and near normal precipitation.




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.



Northern Illinois Ag' Center

A Rooster Ag' Company 

"Where work gets done!"

www.niac.farm

Welcome to the **Northern Illinois Ag' Center (NIAC)** prominently perched on the Kane & DeKalb county line at the bustling intersection of Illinois Route 38 & County Line Road in Maple Park, IL. The NIAC is an advanced network of Ag' based professionals operating under one roof. At present our tenancy network influences over **1,000,000 acres** with **462 years** of professional experience through combined tenancy. The tenancy is comprised of:

Northern Bank and Trust - First National Bank of Ottawa Loan Generating Office for Ag', Commercial and Residential Lending. **Jeff Main (815) 751-3058** /jmain@firstottawa.com or **Heather Wilkinson (815) 326-0814** /hwilkinson@firstottawa.com

Argoudelis Law - Legal experience from someone who was raised on a farm and is familiar with the operations, has insight to establish a solid Farm Estate and Succession Plan as well as handle any legal needs you may have.

John Argoudelis (630) 327-9303 /jfa@jarglaw.com & **Wade Joyner (630) 768-1042** /wade@jarglaw.com

Ag' Consulting Group - Jeff Worster works with farmers to maximize profits using ACG's proprietary data management software, helping to track all farm activity, expenses, and budgets allowing for solid grain marketing decisions.

Jeff Worster (815) 764-9037 /jeff_worster@youracg.com

Thorn Creek Insurance - Troy Alexander provides coverage for small and large farms alike. Making sure your grain facilities, livestock, farms and equipment have the coverage to see you through any season.

Troy Alexander (217) 899-3426 /troy@thorncreekinsurance.com

AgXplore - Peter Rousonelos provides fertility management aids designed to improve our crops performance. With their finely tuned micronutrients and their spray adjustments, you're sure to maximize your investments.

Peter Rousonelos (309) 363-5358 /prousonelos@agxplore.com

Rooster Ag' - A multi-faceted Ag' based service company that specializes in land sales/acquisitions, 1031 Trades, Federal Crop Insurance, Farm Management and Land Appraisals. Rooster Ag' is the go to firm for all your agriculture needs. Our extensive background along with the **Northern Illinois Ag' Center's** network of over **1,000,000** influenced acres separates us from all other Ag' based service companies. For all your Ag' needs call Rooster Ag' today and we will meet you at your kitchen table!

Northern Illinois Ag' Center SM

Tuesday Morning Coffee & Doughnuts

The Northern Illinois Ag' Center is proud to announce that every Tuesday between 7am and 9am there will be fresh coffee and doughnuts available to all valued members of the agriculture community. "So come in and grab a cup of coffee because this is *where work gets done!*" (Max Armstrong).



For more information contact Rooster Ag' at (815) 333-4354 or email rooster@mc.net

We have had a tremendous first 6 months here at the Ag' Center. The network of this tenancy working hand in hand to provide services to our **1,000,000** acre cliental has been a great success!

Stop on by on Tuesday mornings from 7-9am and grab a doughnut and cup of coffee.

Mark your calendars for **Tuesday December 11, 2018** to join us for coffee and doughnuts with professional advise on **Farm Estate Planning** with **Argoudelis Law** and **CliftonLarsonAllen, CPA** from 7-9am.

Let us help you grow your business at the Northern Illinois Ag' Center

"Where work gets done!"

FARMLAND FOR SALE

DeKalb County-Milan Township-117.36± acres/115.58± tillable. Located at the intersection of Keslinger & Tower Rd. 98% tillable, with 115.58 tillable acres of good soils and an average PI of 132. **\$9,995 per acre**

DeKalb County-Victor Township-62.54± acres/60± tillable. Located off Huff Road, just north of Chicago Road & west of Route 23. Good soils. **Good Farm Rental Income. \$8,495 per acre**

Henry County-Kewanee Township-1,787± acres/1,253± tillable acres. Large Contiguous Assemblage! Excellent revenue generated via Farm Rent & CRP payments. Well maintained. State records indicate substantial coal deposits on the property. **\$6,300 per acre**

Kendall Co-Fox Township-132± acres/120.76± tillable acres. Great Soils. Beautiful property with a creek running through. High Farm Rental Income. Limited Time Opportunity! **\$8,995 per acre**

McHenry Co-Riley Township-105± acres/98± tillable acres. Good Soils with a 126 Productivity Index. Located on the North and South side of Grange Road, just west of Route 23. **Divisible via North 70.64 acres & South 34.36 acres. \$7,995 per acre.**

McHenry Co-Marengo Township- 42± acres. Mostly tillable. Located just west of Route 23 on Kishwaukee Valley Rd. Former development piece. **\$7,450 per acre**

Winnebago County-Rockford Township-404± acres/389± tillable acres. Former Development Property. Great location with 3 sides of road frontage. Limited Time Opportunity! **\$10,000 per acre**

McHenry Co-Riley Township-80± acres/78± tillable acres. Excellent Soils with a 138 Productivity Index. Located off Hartman Road just West of Route 23. **\$10,995 per acre**

HUNTING / RECREATIONAL LAND

Mason County-Crane Creek Township-100 acres-Divisible via 60 acres and 40 acres. Rolling terrain with open vistas. **\$5,510 per acre.**

Mason County-Crane Creek Township-48.82 acres-Including the 3,000± sq. ft. Clubhouse, studio apartment, bar, kitchen and two bathrooms, plenty of room for additional sleeping quarters. **\$489,940**



RECENT COMPARABLE FARMLAND SALES/CLOSE

Date	County	Twtnshp	Acres	Price/Acre	Date	County	Twtnshp	Acres	Price/Acre
7/18	Kane	Kaneville	242.0	\$10,699	6/18	DeKalb	Clinton	75.0	\$10,250
7/18	Kane	Plato	39.0	\$10,540	6/18	DeKalb	Pierce	80.0	\$10,702
7/18	Kane	Burlington	133.0	\$9,345	6/18	Lee	S. Dixon	154.0	\$10,058
5/18	Kane	Blackberry	135.0	\$12,500	4/18	Lee	Alto	843.0	\$9,427
8/18	Kendall	Little Rock	200.5	\$10,250	4/18	McHenry	Coral	156.0	\$7,598

*** Denotes Sales by Rooster Ag'

NORMALS FOR THE MONTH

SEPT. 30—OCT. 6	OCT. 7 TO 13	OCT. 14 TO 20	OCT. 21 TO 27	OCT. 28 TO NOV. 3
AVG. HIGH..... 68	AVG. HIGH..... 65	AVG. HIGH..... 62	AVG. HIGH..... 58	AVG. HIGH..... 54
AVG. LOW..... 45	AVG. LOW..... 42	AVG. LOW..... 40	AVG. LOW..... 37	AVG. LOW..... 35
SUNSHINE..... 67	SUNSHINE..... 68	SUNSHINE..... 69	SUNSHINE..... 63	SUNSHINE..... 54
% DAYLIGHT HOURS	% DAYLIGHT HOURS	% DAYLIGHT HOURS	% DAYLIGHT HOURS	% DAYLIGHT HOURS
Precipitation 0.65	Precipitation 0.58	Precipitation 0.56	Precipitation 0.56	Precipitation 0.57

Rooster Ag'
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