



# Rooster Ag'

Farmland Real Estate

Farm Management

Federal Crop Insurance & Farm Appraisal Services

www.roosterag.com

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*A Family Owned Company*

**December 2018**



## Legacy Farm

As I move through life in Agriculture committed to those who are linked to the land, I hear the stories of farms purchased by Grandpa, Grandma, Ma and Pa. Some families have more passion towards one farm than another that they would never sell, too much history with that farm too many memories. Mine, shooting pheasants off the headlands, the picking of corn with two row corn picker, taking Dad a mason jar of ice water to give him a small break from the dust created by the M and the 9' disc, bailing hay, hunting arrowheads with brother Steve, picking up night-crawlers from the furrow of the 3 bottom plow for an afternoon of fishing in the creek that meandered through the 40 acres. That farm was my Dad's **Legacy Farm** that still today remains in our Family Name, the others are long gone. Now, I am seeing a new crop of **Legacy Buyers** popping up buying farms to create their **Legacy Farms**, creating their memories and wealth for their families for generations to come. As corn yields have stretched from 180bu-200bu to 220bu and new targets of hitting the 300bu mark will certainly increase land values from the additional bushels of income. Making these farms a solid family investment, a place to create memories and tales of the days of 2018 and 2019 when land was a bargain and the day when we bought and still cherish that **Legacy Farm**. Once bitten by the mystique of owning land it becomes unlike any other investment in the world... farm it, walk it, hunt it, fish it, conserve it, enhance it, love it, rent it... Sound like something to consider? Give me a call, I will meet you at your kitchen table to discuss what criteria is needed for your own **Legacy Farm**.

## Crop Insurance

When I was a kid I remembered my Dad buying hail insurance for his bean crop. We had a hail storm that year and Dad was sure happy he had that insurance. Back then that's all I knew about **Crop Insurance**. Today is a different story as Rooster Ag's Federal **Crop Insurance** has a multitude of options providing precision **Crop Insurance** options, experience and expertise to protect your family, your assets and your profitability now and into the future. Rooster Ag' provides Hail / Wind policies, Margin Protection for Grain and Inputs, Price Shield Insurance versus commodity options, Dairy Insurance, Pasture Range and Forage Insurance. Federal **Crop Insurance** allows for up to 85% coverage along with RAMP policies to gain up to 95% coverage. These options bundled all together with the Ag Tech option of Automated Crop reporting (ACR), where once implemented saves both time and money. All these options located under one roof at the Northern Illinois Ag' Center through agent Brian Bark whom mans his post 5 days a week. Brian grew up with his boots on the ground in Agriculture on a cattle, hog and grain farm in DeKalb County and truly gets farming and how to customize the variable insurance options available to fit your specific operations needs. When was the last time you reviewed your policies and updated coverage options? Now is the time. Give Super B a call and set up a time to meet at the NIAC, your shop or at your kitchen table to discuss your specific needs for **Crop Insurance**.

## Farm Management System

What a wild fall. Harvest started early then all the rain began putting stress on all involved. During this stressful time most landowners and tenants start discussing next years farm leases. Always an emotional time even without this year's weather. Rooster Ag's **Farm Management System** headed up by **Farm Manager** Steve Edwards' meticulous service techniques allowed for the majority of our leases to be written prior to the beginning of harvest. Thus, providing the growers the security to get started on planting decisions, fertility programs, marketing, tillage and cash flow well ahead of harvest for next years crop. Landowners love it as well, as it gives them security knowing their farm is rented with no stress by implementing Rooster Ag's system of facts not emotions creating a stress-free working relationship to provide for lifetime leases between all involved. Interested in learning more about Rooster Ag's **Farm Management System**? Give Red Rider a call, he'll meet you at the NIAC, your conference room or kitchen table to explain Rooster Ag's **Farm Management System**.

# ~ Weather Almanac ~

## by Meteorologist Frank Watson



### December

#### Weather Outlook

Temperatures are favored to average warmer than normal. Precipitation is expected to total

drier than normal. Much of the first half of the month will be on the dry side with our best prospects for showers coming on December 5, 8 and 12. Precipitation on the 5<sup>th</sup> could be potentially heavy. Precipitation prospect are expected increase from December 14-18. Expect heavy precipitation totals as well as snow and colder temperatures. Another active precipitation period will be from December 21-26. Cold to end the month and year.

"Winter is a season of  
recovery and preparation."  
-Paul Theroux

#### Weather Trivia

*"Burning wood pops more before rain and snow"*

This phenomenon results from low barometric pressure. Inside of all wood there are trapped bubbles of air that pop when the flames reach them. When atmospheric pressure is low, these bubbles of are bigger and the popping louder.

### December Astronomy Calendar

I've already noticed some changes as I head out every night for my nightly weather observations. The constellation Orion is now in the late evening sky, reminding me that winter is now upon us. As the nights grow longer, we'll have a longer period of stargazing.

Winter begins in the late night hours of Friday, Dec. 21, at 4:23pm. On this day, the sun's rays will be directly over the Tropic of Capricorn (23° 27') located in the southern hemisphere.

**Mercury** is a morning planet this month, rising shortly before sunrise. It will be low in the southeast sky. The best viewing will occur from December 8-23.

**The moon is New on Friday, December 7.**

**Venus** is a morning planet this month, rising during the very early morning hours. It should be fairly easy to spot before sunrise in the southeast sky as it will be the brightest object in the sky. Look for Venus below the waning crescent moon the morning of Monday, December 3.

**The first Quarter moon is Saturday, December 15.**

**Mars** rises in the late morning hours and will be clearly visible after sunset in the southern sky. Look for Mars above the first quarter moon the evening of Friday, December 14.

**The moon is Full on Saturday, December 22.**

**Jupiter** will make an appearance in the southeastern sky before sunrise beginning on Saturday, December 15. Jupiter will be rising higher and higher before sunrise as the month goes on, providing better viewing opportunities.

**The last Quarter moon is Saturday, December 29.**

**Saturn** will not be viewable this month.

**Morning Planets:** Mercury 3-31, Venus, Jupiter 9-31.

**Evening Planets:** Mars and Saturn.

#### Future



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.

**January** is expected to experience above normal temperatures.

**January** is expected to total above normal. Favored dates for precipitation center on January 2, 3, 4, 5, 11, 16, 18, 19, 20, 25, and 31.

**Long Range Weather Outlook...**  
**From Ground Hog to 1<sup>st</sup> days of Summer.**

**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.

**May** outlook favors cooler than normal temperatures and above normal precipitation.

**June** expect cooler than normal temperatures with above normal precipitation.



## Northern Illinois Ag' Center

*A Rooster Ag' Company* 

***"Where work gets done!"***

**www.niac.farm**

## ***Special Event***

Every Tuesday morning we enjoy seeing those from our Ag community for our weekly Coffee and Doughnuts meetings. We would like to remind you to mark your calendars for a **Special Event on Tuesday, December 11th, 2018**. Come join us and our special guest speakers at the Northern Illinois Ag' Center on the corner of Route 38 and County Line in Maple Park, IL starting at 7AM as we enjoy fresh coffee and doughnuts. Professional Advice will start at 8AM from Joe Ludwig of Rooster Ag', attorneys John Argoudelis and Wade Joyner of Argoudelis Law in conjunction with accountants Nick Ajster and Kelly Hardy of CliftonLarsonAllen CPA on establishing a solid estate succession and asset protection planning. Please call to RSVP with Stason Ludwig at (815)762-2136 as seating will be limited.

## **Northern Illinois Ag' Center <sup>SM</sup>**

**Located at the NW corner of Rt. 38 and County Line Rd. in Maple Park, IL**

### **Tuesday Morning Professional Advice**

***Farm Estate Planning with Argoudelis Law and CliftonLarsonAllen CPA***

Mark your calendars! **Tuesday December 11, 2018** John Argoudelis and Wade Joyner of Argoudelis Law will give a presentation in conjunction with CliftonLarsonAllen CPA on establishing a solid estate succession and asset protection plan. Fresh coffee and doughnuts will be available beginning at 7 AM with the professional advice starting at 8 AM.


**Please RSVP as seating will be limited**



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



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# OFFICE SUITES AVAILABLE

The Northern Illinois Ag' Center is proud to offer a limited time opportunity for new members to join our prestigious team and our exclusive office experience. We are searching for qualified tenants to add to our enthusiastic team of future focused members. Currently we have **office suites available** with options to fit your business's needs. At the N.I.A.C. everything is managed for you, all you do is show up and get work done! Tenancy at the Northern Illinois Ag' Center is made easy because everything is included with no hidden fees or surprises. Our management team makes sure that all utilities, internet, common area maintenance, snowplowing/landscaping, coffee/water, etc. is managed for you every day. Contact Gianina Ludwig at (815) 762-2137 for more information on Luxury Office Suite rentals.



### **Luxury Office Suite No. 1**

660 square feet of office space on the Ground Floor with all utilities, high speed internet, back up generator, community kitchen, community restrooms, security system, coffee/water, snowplowing/landscaping, and CAM included.

\$2,795/mo. all inclusive.  
No hidden fees or surprises.

### **Luxury Office Suite No. 2**

1437 square feet of office space on the Lower Level with all utilities, high speed internet, back up generator, community kitchen, community restrooms, security system, coffee/water, snowplowing/landscaping, and CAM included.

Storage closets available.

\$2,495/mo. all inclusive.  
No hidden fees or surprises.


### **Luxury Office Suites No. 3 & 4**

Two 330 square feet of office space on the Ground Floor with all utilities, high speed internet, back up generator, community kitchen, community restrooms, security system, coffee/water, snowplowing/landscaping, and CAM included.

\$1,495/mo. all inclusive.  
No hidden fees or surprises.



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### NIAC Spotlight

**Featuring ACG's Jeff Worster & Rooster Ag's Stason Ludwig**

#### Jeff Worster

##### *Ag Consulting Group*



Ag Consulting Group and I are happy to be at the Northern Illinois Ag' Center and continue to build our roots here in Northern Illinois! Our team brings a vast experience in the grain industry whether it be trading, merchandising, agronomy, data management, farm management, we have covered it all. For over 10 years ACG has been helping farmers maximize their profits, simplify their data, and grow their wealth. We take a hands-on approach in looking at your operation to help you make the best possible decisions.

I take a great deal of pride in helping farmers whether it be grain marketing, data management, risk analysis, or planting prescriptions. My years in the commercial grain business lit the fire that drives my passion for the farmer and also gave me the tools to keep the money in your pocket.

Service is the cornerstone of everything we do. So, let's meet at the NIAC or at your farm and we will be there from start to finish.



#### Stason Ludwig

##### *Rooster Ag'*

Out of the basement and into the Ag' Center!



After spending most of my life following in Joe Ludwig's foot prints I decided to veer off after high school and attend Aurora University where I received a Bachelor of Science Degree in Business Management and Administration. Upon completing college I came to work full time for Rooster Ag' putting my education to work by implementing systems and focusing on making a lasting future for the company which in turn lead to my position as CEO. Since starting at Rooster Ag' we have moved out of our Scale House Office in Big Rock and into the Northern Illinois Ag' Center in Maple Park where I continue to work day in and day out to ensure the longevity and growth of the family business. I grew up in the Ag' community and intend stay in it with Rooster Ag' by providing the highest quality services in Real Estate, Farm Management, Crop Insurance, and Land Appraisals.

Contact me at [stason@roosterag.com](mailto:stason@roosterag.com) or (815) 762-2136 to see how we can help GROW your business.



### Northern Illinois Ag' Center <sup>SM</sup>

1100 S. County Line Rd. Maple Park, IL 60151



### Giving Away A Horse

A retiring farmer in preparation for selling his land, needed to rid his farm of animals. So he went to every house in his town. To the houses where he perceived the man is the boss, he gave a horse. To the houses where he perceived the woman is the boss, a chicken was given. He got toward the end of the street and saw a couple outside gardening.

"Who's the boss around here?" he asked.

"I am." said the man.

"I have a black horse and a brown horse," the farmer said, "which one would you like?"

The man thought for a minute and said, "The black one."

"No, no, no, get the brown one." the man's wife said.

"Here's your chicken." said the farmer.

An Advanced Networking Center For All Things Ag'

### 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.**

**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.**

**McHenry Co—Nunda Township—119± acres/89± tillable acres: Good Soils with a 127.8 Productivity Index.** Great location off Crystal Lake Road. Excellent Investment Property. **\$13,000 per acre**

**McHenry County—Dorr Township—92.33± acres/73.53± tillable acres. Excellent location off McConnell Road in Woostock, IL.** Farm to Future Development Potential. **\$10,695 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.**

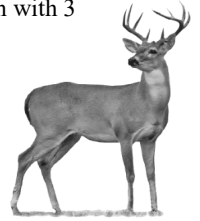
**Stephenson County—Ridott Township—215.04± acres/207.19± tillable acres:** Great Location off of Route 20 & Cherry Hill Road. Good soils, with a 125.5 Productivity Index, Limited Time Opportunity! **\$10,800 per acre.**

**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.**

### HUNTING / RECREATIONAL LAND

**Mason County-Crane Creek Township-40.13 acres—** Beautiful Rolling Terrain with open vistas & mature oak tree groves. Buildable 40 with endless opportunities. **\$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	Twnshp	Acres	Price/Acre	Date	County	Twnshp	Acres	Price/Acre
10/18	DeKalb	Clinton	65.0	\$8,200	8/18	LaSalle	Osage	80.0	\$9,200
10/18	DeKalb	Clinton	62.6	\$6,500	8/18	Lee	Bradford	120.0	\$10,500
9/18	Kane	Kaneville	1,613.0	\$10,880	11/18	Mason	Crane Creek	60.5	\$5,100
05/18	Kendall	Bristol	74.0	\$10,497	6/18	McHenry	McHenry	158.0	\$10,360
08/18	LaSalle	Meriden	210	\$10,008	10/18	Warren	Monmouth	90.0	\$9,988

\*\*\* Denotes Sales by Rooster Ag'

**Rooster Ag'**  
1100 S. County Line Rd.  
Maple Park, IL 60151



### NORMALS FOR THE MONTH

DEC. 2 TO 8	DEC. 9 TO 15	DEC. 16 TO 22	DEC. 23 TO 29	DEC. 30 TO JAN. 5
AVG. HIGH..... <b>38</b>	AVG. HIGH..... <b>35</b>	AVG. HIGH..... <b>33</b>	AVG. HIGH..... <b>31</b>	AVG. HIGH..... <b>30</b>
AVG. LOW..... <b>20</b>	AVG. LOW..... <b>18</b>	AVG. LOW..... <b>15</b>	AVG. LOW..... <b>13</b>	AVG. LOW..... <b>11</b>
SUNSHINE..... <b>48</b>	SUNSHINE..... <b>49</b>	SUNSHINE..... <b>47</b>	SUNSHINE..... <b>48</b>	SUNSHINE..... <b>48</b>
% DAYLIGHT HOURS	% DAYLIGHT HOURS	% DAYLIGHT HOURS	% DAYLIGHT HOURS	% DAYLIGHT HOURS
Precipitation <b>0.64</b>	Precipitation <b>0.57</b>	Precipitation <b>0.51</b>	Precipitation <b>0.46</b>	Precipitation <b>0.42</b>