



# Rooster Ag'

Farmland Real Estate

Farm Management

Federal Crop Insurance & Farm Appraisal Services

Office:  
(815) 333-4354

Joe's Cell:  
(630) 774-5887

Brian's Cell:  
(815) 509-6568

Steve's Cell:  
(630) 774-7470

www.roosterag.com

Email: rooster@mc.net

Kelly Ludwig, Managing Broker/Owner     Joe Ludwig, Broker/Owner

Brian Bark, Crop Insurance Broker     Steve Edwards, Broker/Farm Manager

Tyler Creath, Broker/Service     Eldon Hatch, Broker     Lonnie Latimer, Broker

Gianina Ludwig, Administrative Coordinator, Mike Potvin, Head of Maintenance

Stason Ludwig, CEO



## A Family Owned Company

## April 2019



### Home

Last night I was talking with my daughter Gianina about where she is looking to relocate. We have discussed multiple options from Florida to Maple Park to Hinckley. I looked into her blue, blue eyes and reminded her that there is no place like **Home** and how comforting familiar is... Earlier that day I had been at a St. Paddy's Day party reminiscing with my old pals about the days of old, raising hell and running around the rural routes on those gravel roads. I told Gianina about the time I went to Arizona for a job interview only to return **Home** by bus on the \$100 bill my Dad had given me to save and come **Home** on if things didn't work out in sunny Arizona. Upon my return **Home** I was picked up by Butch at the bus stop in Sandwich in my 1979 TransAm that I had left with him to look after in my absence. That day climbing into my TA with John I knew the meaning of **Home**. The place of my old stomping grounds, the familiarity of the way we all talked and related to one another here in Small Town USA. The smell of the tasseling corn and the warm humid summer breeze. The sound of the music we liked and the taste of the beer we drank. I couldn't wait to walk in that farmhouse on Jones Road and embrace the smell of **Home**. Then seeing my Father's sparkling blue, blue eyes welcoming me once and for all... **Home**.



### Depreciation

Having CliftonLarsonAllen's accounting firm here in-house at the NIAC has been a huge benefit to Rooster Ag's accounting from payroll to income tax preparation they have us covered. The unforeseen benefits of having the professionals in the Ag' Accounting Field at the Northern Illinois Ag' Center is their insight into Agriculture, Grain Facilities and Qualified Business Income (QBI). The new tax code as it relates to Agriculture and the benefits that are available as it relates to **Depreciation** of 1245 Real Property (Grain Bins, Hog Buildings, Cattle Buildings, Machine Sheds, Field Tile, Irrigation, etc.) **Depreciation** of 1245 Personal Property (any and all farm equipment, Grain Legs, Dryers, Conveyors, etc.) **Depreciation** of 1250 Real Property (Rental Houses, Office Buildings, Warehouses, etc.) These benefits have the potential to be a huge benefit once identified and **Depreciated** accordingly. I told an investor the other day, I felt like I have been doing business with my eyes closed. That's all changed thanks to the benefits provided by the synergy created by the NIAC and CLA and with the new insight gained in regards to **Depreciation**. Have questions? Give me a call I'll hook you up with one of the qualified CPA's from CLA and we can meet you here at the Northern Illinois Ag' Center in Maple Park, your office or kitchen table to discuss the benefits of **Depreciation**.

### Agri Land

**Agri Land**, a term Rooster Ag' coined to describe farmland that has little chance for future development, that will for the unforeseen future, remain agricultural i.e. **Agri Land**. **Agri Land** sales have been strong here in the first quarter of 2019 due to the motivated Sellers who are mostly selling to Investors. While our sales have been strong year over year, the sales prices in many locations have slipped some 15% over the last 12 months due to the fact that there is a lot of land on the market and not too many Farmers buying the **Agri Land** in their neighborhood. Thus, leaving the door open for Investors who are chasing return on investment of a minimum of 3%, but would desire a net ROI of 3.5 to 4%. As the State continues to tie real estate taxes to soil type, quality **Agri Land** taxes in some townships have shot up close to \$60 per acre. This affects these Investors ROI putting downward pressure on closed sales prices of **Agri Land**. Many other factors need to be considered in calculating the ROI on **Agri Land** i.e. drainage, percent tillable/farmable income generating, farm Soil PI and the farm's fertility levels are all directly related to a sustainable formulated cash rent. In the event you are considering buying or selling **Agri Land** give us a call we will meet you at your kitchen table and run an analysis of what the value is today based on the factors affecting **Agri Land**.



# ~ Weather Almanac ~

## by Meteorologist Frank Watson



### April Weather Outlook

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

Much of the first week of the month is expected to be dominated by clouds and showers with some sun around April 10-11. Clouds and showers are favored from April 12-16 but with lesser totals. Look for sun April 17-18.

A mix of sun, clouds and occasional showers are expected from April 19-23. Showers and thunderstorms will dominate from April 24-30.

*"There is no glory in a star or blossom till  
looked upon by a loving eye; There is no  
fragrance in April breezes till breathed  
with joy as they wander by."*

—William Cullen Bryant

### Weather Trivia

***"THE FIRST DAY OF SPRING IS ONE  
THING, AND THE FIRST SPRING DAY  
IS ANOTHER. THE DIFFERENCE  
BETWEEN THEM IS SOMETIMES AS  
GREAT AS A MONTH"***

—Henry Van Dyke (1852-1993)

### April Astronomy Calendar

The nights are shorter and the days are longer, which means less time for stargazing. The good news is that the days and nights are warmer, making star gazing a little more enjoyable.

**Mercury** opens the month rising about an hour before sunrise low in the eastern sky. It will be tough to see if not in a viewing without any obstructions. Don't confuse Venus with Mercury, which will be the brighter planet also low in the eastern sky. Chances are the planet you're viewing is Venus, as Mercury will be very difficult to view.

**The moon is New on Thursday, April 4.**

As mentioned previously, **Venus** rises low in the eastern sky about an hour before sunrise along with Mercury. Look for Venus to the left of the moon on Monday, April 1 a few minutes before 6am.

**The first Quarter moon is Friday, April 12.**

**Mars** rises in the late morning hours and will be clearly visible after sunset in the western sky. Look for Mars above waxing crescent moon the evening of Monday, April 8.

**The moon is Full on Friday, April 19.**

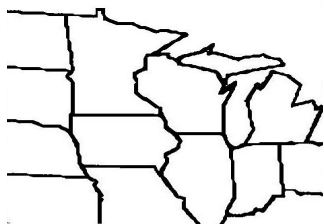
**Jupiter** will be in the southeastern sky before sunrise, rising around 1:00am to open the month. Jupiter will be rising higher and higher before sunrise as the month goes on, providing better viewing opportunities. The waning full moon will be to the right of Jupiter during the early morning hours of Tuesday, April 23.

**The last Quarter moon is Friday, April 26.**

**Saturn** joins Jupiter in the overnight and early morning sky. The moon will be to the right of Saturn the morning of Thursday, April 25.

**Morning Planets:** Mercury (dawn), Venus, Jupiter, Saturn, Neptune

**Evening Planets:** Mars, Uranus



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.

### Future Weather Outlook

**May** is expected to experience cooler than normal temperatures.

**Precipitation** is expected to total wetter than normal. Favored dates for heavier precipitation center on May 3, 4, 8, 9, 10, 11, 16, 18, 19, 20, 23, 24, 26, 29, and 30.

### Long Range Weather Outlook...

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

**July** outlook favors near normal temperatures with above normal precipitation.

**August** expect below normal temperatures with below normal precipitation.

**September** outlook favors warmer than normal temperatures and below normal precipitation.

**October** outlook favors warmer than normal temperatures and near normal precipitation.



# Rooster Ag' Realty

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

**Joe Ludwig - Owner/Broker:** 630.774.5887  
**Tyler Creath- Broker:** 815.451.1152

**Kelly Ludwig- Owner/Managing Broker:** 630.546.8267  
**Steve Edwards- Broker:** 630.774.7470

**View our listings as well as more information on Rooster Ag' online at: [www.roosterag.com](http://www.roosterag.com)**

## ~FARMLAND FOR SALE~

**Kane County—Hampshire Township—78.03 acres/58.02 tillable acres.** Excellent location off of Route 72. The 78.03 acres also features a beautiful house with outbuildings and a rolling hill on the southerly boarder with mature oak tree woods. **\$14,675 per acre.**

**Ogle County—Dement Township—15.00± acre Farmstead.** Located off of Twombly Road, just East of Rochelle and North of Creston, IL. The 15 acres includes two houses, 87,500bu grain facility, large Shop & machine shed. 5,580 head hog facility. **Call for pricing.**

**Lee County—China Township—197.83± acres/184.70 tillable acres:** The Farm includes a 277,200bu Grain Facility, 3-story Farmette, Multiple Outbuildings & Irrigation. Located just north of Franklin Grove, IL off of Daysville Road. **\$11,000 per acre.**

**Boone County—Spring Township—215± acres/206.77 tillable acres.** Including two houses and multiple outbuildings. Divisible via: the north 100 acres with houses and buildings & the South 115 acres. Great location off of Glidden Road & Davis School Road in Kingston, IL. Mostly tillable with excellent soils and high fertility soil. **\$10,500 per acre.**

**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. **\$9,450 per acre. Available for the 2019 crop year.**

**Lake Co—Newport Township—227.75± acres/199± tillable acres.** Excellent location off of Rt. 173 in Wadsworth, IL. Rare tract for this size and location. Great 1031 Trade parcel. Divisible via multiple parcels ranging from 11 acres to 40 acres, give us a call for additional information/configurations. **\$11,295 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. **\$9,500 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 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. Available for the 2019 crop year.**

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

**Kane County—Big Rock Township—21± acre Commercial Rental Facility/Horse Farm.** Good Supplemental Rental Income. Endless opportunities. 1.27 acres under a roof. Zoned B-2 Commercial. **\$1,395,000.00 Broker Owned.**

## ~LOTS/LAND~

**Kane County—Campton Township—9.03 acre buildable/farmable lot.** Excellent location off of Ramm Road, just west of Route 47. Creek runs through the southerly corner of the property. Available for the 2020 crop year. **\$149,900.00.**

**The Jericho Road Lots—Kane County – Big Rock Township—(2) 4+ acre lots—**Bring your pets, your horses, your family, your business to this perfect building location, overlooking the prestigious Big Rock Creek. **\$249,900 per lot.**

**Mason County—Crane Creek Township—40.13 acres—** Beautiful rolling terrain with open vistas, providing for an abundance of deer and turkeys. Making this 40.13 acres an excellent Hunting/Recreational Property! **Price Reduced! \$4,695 per acre.**

**Mason County—Crane Creek Township—46.86 acres—**Including the 3,000± square foot Clubhouse/Deer Camp/Owner's Studio Apartment, bar, kitchen and two bathrooms, plenty of room for additional sleeping quarters as well as a 2,400± square foot machine shed with concrete floor. **Price reduced! \$396,000.**

**LaSalle County—Marseilles, IL—100± acres.** Beautiful Hunting/Recreational Property. Mostly wooded. Perfect estate site, Located just north of the Illinois River. **\$5,995 per acre.**



# Rooster Ag' Realty

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

## ~Property Spotlight~

View our listings as well as more information on Rooster Ag' online at: [www.roosterag.com](http://www.roosterag.com)

### ~ The Keslinger Road Farm ~

**Gross Acres: 117.36±**

**Tillable Acres: 115.58±**

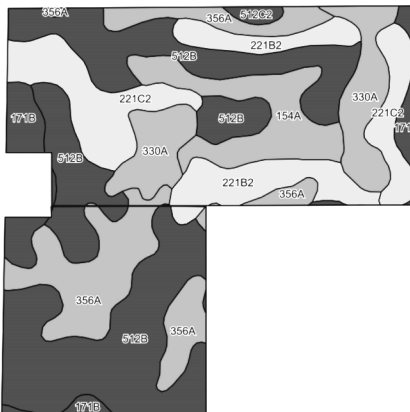
**Soil PI: 132.1**

**Real Estate Taxes: \$3,585.54**

**Real Estate Tax per Acre: \$30.55**

**Price: \$9,450 per acre**

This farm boasts high fertility and great soils. 117.36± total acres, 98% of which are tillable with a soil productivity index of 132.1. This pristine farm is conveniently located at the south east corner of Tower Road and Keslinger Road in DeKalb County, Illinois. Call us today at for more information on this farm.



Soil Description

Danabrook silt loam, 2 to 5 percent slopes	44.62	38.6%
Elpaso silty clay loam, 0 to 2 percent slopes	18.87	16.3%
Parr silt loam, 5 to 10 percent slopes, eroded	13.37	11.6%
Peotone silty clay loam, 0 to 2 percent slopes	11.17	9.7%
Parr silt loam, 2 to 5 percent slopes, eroded	10.50	9.1%
Flanagan silt loam, 0 to 2 percent slopes	9.88	8.5%
Catlin silt loam, 2 to 5 percent slopes	6.39	5.5%
Danabrook silt loam, 5 to 10 percent slopes, eroded	0.78	0.7%

Weighted Average



Acres	Percent of Field	IL State Productivity Index Legend	Crop Productivity Index for optimum management
44.62	38.6%		**137
18.87	16.3%		144
13.37	11.6%		**111
11.17	9.7%		123
10.50	9.1%		**113
9.88	8.5%		144
6.39	5.5%		**137
0.78	0.7%		**128
Weighted Average			132.1

### ~ The Hampshire Farm ~

**Gross Acres: 78.03±**

**Tillable Acres: 58.02±**

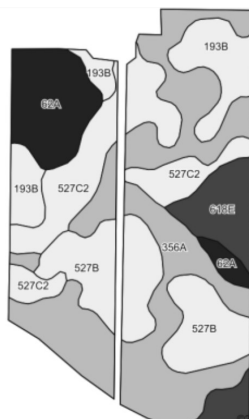
**Soil PI: 123.5**

**Est. Combined Taxes: \$7,756.18**

**Price: \$14,675 per acre**

**Includes a beautiful house and multiple outbuildings**

This unique farm located in Hampshire, Illinois on the South side of Route 72 has a lot to offer. Included in this 78.03± acre farm is 58.02± tillable acres, a beautiful house with multiple outbuildings, and a scenic lane that leads to the southerly 15± acre rolling mature oak ridge. Call us today to discuss this farm.



Soil Description

Elpaso silty clay loam, 0 to 2 percent slopes	20.63	35.6%
Kidami silt loam, 2 to 4 percent slopes	10.17	17.5%
Kidami loam, 4 to 6 percent slopes, eroded	9.75	16.8%
Herbert silt loam, 0 to 2 percent slopes	6.59	11.4%
Mayville silt loam, 2 to 5 percent slopes	6.06	10.4%
Senachwine silt loam, 12 to 20 percent slopes	4.82	8.3%


Weighted Average



Acres	Percent of Field	IL State Productivity Index Legend	Crop Productivity Index for optimum management
20.63	35.6%		144
10.17	17.5%		**114
9.75	16.8%		**109
6.59	11.4%		131
6.06	10.4%		**109
4.82	8.3%		**93
Weighted Average			123.5



## Northern Illinois Ag' Center

*A Rooster Ag' Company* 

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

**www.niac.farm**

### NIAC Spotlight

***Featuring Fred Dietz, Nik Rubicz and Tyler Creath***



**Fred Dietz**

***Advance Trading Inc.***

I was raised on a cattle and grain farm in north-central Illinois and graduated from the University of Illinois with a degree in Ag Economics. I worked in the grain elevator business (Tri Central Coop & Hintzsche Grain/CGB) for the first 10 years after college, originating and merchandising grain, and helping farmers manage their price risk. At that time, those elevators were customers of Advance Trading (ATI), and I was a non-employee branch for ATI for most of those years. In 2004, I left the elevator business and established a full-time branch in Maple Park. Brett Mapel, Mike Rhoades and Nancy Wilkison joined the branch in subsequent years. I enjoy helping grain farmers manage their price risk through the use of various tools to limit downside exposure and yet keep upside flexibility. I serve customers in northern Illinois, east-central Illinois, and Wisconsin, with quite a few working relationships exceeding 20+ years. I am married with five children (ages 3 to 21), and the days fill up with family and church activities. In my spare time I enjoy reading, fishing, and traveling. We are enjoying being here at the Northern Illinois Ag' Center, and I look forward to helping you with your risk management needs.



**Nik Rubicz**

***First National Bank***

I have been a Mortgage Loan Originator for over four years and in the banking industry for over 11 years in and around the western Kane county area and I joined the First National Bank Mortgage Group as of January of 2019. Accepting the role as a Mortgage Loan Originator with the FNB Mortgage Group was an easy decision because we share the same commitment to provide the best products and rates while still focusing on maintaining high customer service standards. I bring a combination of knowledge, hard work and dedication that few can match in this industry. For clients, this means a pleasant and efficient lending experience. First National Bank mortgage understands all of your options and how they will benefit you, including conventional loans, down payment assistance, rural home lending, farmettes, new construction and complete renovation loans. Even the most complex transactions are handled with the highest degree of service. My commitment to you is to provide the most competitive and fair total cost for your mortgage while ensuring prompt and efficient service. Whether you are looking for a home, refinancing your current one, or just want to ask a simple question about home loans, I am happy to help in any way.



**Tyler Creath**  
***Rooster Ag' Realty***

I started farming when I was 16 years old with my friend from 1<sup>st</sup> grade on a dairy farm in Huntley, IL that was operated by his family. I would go there from time to time to help with hay and straw, pitching and spreading of manure. I grew up in Woodstock and I enjoyed the hard work associated with Dairy Farming, so I attended the University of Wisconsin's Farm and Industry Short Course to learn more about the Dairy and Grain Farming Industries. I joined the Rooster Ag' team in January of 2015 and soon learned how my previous Ag' experience could provide first-hand knowledge and opportunities for me within the company as well as made me an important factor with clients. I earned my Real Estate license in September of 2017 and was added to the Brokerage Team thereafter. Along with selling properties I also like helping our clients with their mapping, farmland market analysis and appraisals with the assistance of Reed Carnahan, analyzing and producing valuations on grain facilities, and hunting down properties sought by our clients and others who are searching for a property they can call their own. When I'm not in the office you can find me planting corn, running a combine, working in the shop at the farm in Huntley, or out scouring the fields and woods of Northern Illinois for deer and turkey. Give me a call today to let me know how my first hand experience can be of assistance to you.



## The Tradition of Coffee and Doughnuts

*April 9th 7AM - 9AM*

Growing up my father, Joe Ludwig, was always bringing my brother Stason and I along on projects after work and on the weekends. From scouting fields and riding around with our hands waving out of the sunroof to restoring old farmhouses out in the country, peeling wallpaper and digging for buried treasure, we were always on the move! The routine consisted of stopping at Rockway gas station in the morning to pick up Hostess Cupcakes, strawberry Zingers, and an ice cold Pepsi as our snacks. As my brother and I would stroll up and down the aisles agonizing over which treat to grab we were religiously greeted by the group of local farmers who had their designated seats at the small table strategically placed directly in front of the coffee pot. At that age I was not quite sure why people would gather to drink coffee anywhere other than their own kitchens, but I later came to realize that this is how they worked. It was a place to strategize, to discuss options and to hear the latest in farming. It was a part of their routine and it was a valuable part OF how work was done. Today I am happy to see the local farmers gathering once again, now at the Northern Illinois Ag' Center every second Tuesday of the month from 7-9am. The tradition has been restored and our local farmers have a place to come to enjoy their coffee and doughnuts, learn the newest in farming advances and changes, gain professional advice from our in house partners and most importantly "Get work Done!" I look forward to seeing you at the Northern Illinois Ag' Center for coffee and doughnuts on April 9th from 7-9am. -Gianina Ludwig



**Every 2nd Tuesday  
of the month from  
7AM - 9AM**



### RECENT COMPARABLE FARMLAND SALES/CLOSE

Date	County	Twnsbp	Acres	Price/Acre	Date	County	Twnsbp	Acres	Price/Acre
02/19	Boone	Spring	407.0	\$7,495	01/19	Kane	Virgil	80.0	\$9,361
03/19	DeKalb	Cortland	110.0	\$8,830	01/19	LaSalle	Osage	90.0	\$9,146
01/19	DeKalb	Malta	61.0	\$10,837	02/19	Lee	Amboy	175.0	\$7,031
01/19	DeKalb	South Grove	101.0	\$8,270	01/19	Lee	Brooklyn	82.0	\$9,843
02/19	Kane	South Grove	379.0	\$11,477	01/19	Ogle	Lincoln	50.0	\$9,120

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

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

April  
SHOWERS  
bring MAY  
flowers

### NORMALS FOR THE MONTH

MAR. 31 TO APR. 6
AVG. HIGH.....54
AVG. LOW..... 32
SUNSHINE.....55
% DAYLIGHT HOURS
Precipitation <b>0.80</b>

APRIL 7 TO 13
AVG. HIGH.....57
AVG. LOW..... 34
SUNSHINE.....57
% DAYLIGHT HOURS
Precipitation <b>0.89</b>

APRIL 14 TO 20
AVG. HIGH.....60
AVG. LOW.....36
SUNSHINE.....49
% DAYLIGHT HOURS
Precipitation <b>0.93</b>

APRIL 21 TO 27
AVG. HIGH.....62
AVG. LOW..... 39
SUNSHINE.....56
% DAYLIGHT HOURS
Precipitation <b>0.96</b>

APRIL 28 TO MAY 4
AVG. HIGH.....65
AVG. LOW..... 41
SUNSHINE.....56
% DAYLIGHT HOURS
Precipitation <b>0.91</b>