



Rooster Ag'

Farmland Real Estate

Farm Management

Federal Crop Insurance & Farm Appraisal Services

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,

Stason Ludwig, CEO

Office:
(815) 333-4354

Joe's Cell:
(630) 774-5887

Brian's Cell:
(815) 509-6568

Steve's Cell:
(630) 774-7470



A Family Owned Company

May 2019



Demobilized

I have noticed a new addition taking over our kingdom, not tobacco, alcohol, drugs or chocolate, it's the Phone. People have become so addicted to their phone they have forgotten how to socialize. I first started noticing it with the younger generation then noticed couples out for dinner engaged in conversations, not with each other but with others on their phones, how rude... How ya gonna fall in love looking at an Phone. While I rely on my phone, I sure prefer eyeball to eyeball and getting **Demobilized**, by leaving the phone behind in times of private business meeting or socializing with friends and family. Recently Kelly and I were out to dinner with a group of nine, while we were waiting for our entrée, one of the group barked out, "seven of the nine of you are on your damn phone, I thought we were all going to get to know each other." He was looked at like he had two heads. He then got up went to his car grabbed his phone and came back and joined the group addiction. While I remained **Demobilized**, I sat and observed the new addiction that has plagued our society. For me, I'm gonna stay the course, eat my chocolate, drink a beer or two and do my best when out with friends and family to remain **Demobilized**.



Qualified Business Income

Thanks to the new tax code **Qualified Business Income** or **QBI**, a Landowner who cash rents out their land may have an opportunity to gain up to a 20% deduction on all or a portion of their farm rental income. As you would expect there is specific criteria that will need to be followed in the qualifying of the **QBI**. We have been analyzing the **QBI** requirements along with our inhouse Accounting Firm, CliftonLarsenAllen, to gain a complete understanding on how Landowners can benefit from this deduction. After some sleepless nights of waking up punching on my calculator, taking notes, analyzing and asking Alex from CLA questions, we see the opportunity that is entangled under the IRS notice 2019-7 rental real estate code. As 2018 was the first year to take advantage of this **QBI** deduction many people were not aware it existed, now we know and are ready to go for 2019-2025 as the deduction opportunity will continue as long as the specific criteria is met. Our Farm Management/Consulting Team has devised a system to assist in the benefit of **QBI**. Our efforts tied with a solid Accounting plan can determine the value available from this **QBI** deduction. Now is the time to get started in order to start qualify for 2019's **QBI**. Give us a call, we will meet you at your kitchen table to discuss the benefits we can unleash from **QBI**.

Prepare & Protect

As the media continues to discuss the extensive damages of the flooding along the Missouri river caused by the "Bomb Cyclone" in Iowa, Nebraska, Missouri and Kansas, we are thankful that our local farmers were not in the path of this disaster. Farm Market ID reports that an estimated 7.5 billion dollars of stored grains were lost in the effected areas and over 150,000 growers across the four states suffered from Mother Nature's wrath. Because the federal governments U.S. Department of Agriculture's Wildfires and Hurricanes Indemnity Program (WHIP) does not cover losses to stored grains nor does Crop Insurance cover stored grains damaged in a flood, some of these farmers who were not **Prepared and Protected** will struggle. As the climate continues to change and wreak havoc across the country farmers need to be more **Prepared and Protected** than ever before. That is why we are proud to combine our Rooster Ag' Crop Insurance services with Brian Bark working directly with the leaders of farm property causality insurance, Thorn Creek Insurance, to handle all your farming, grain bin, equipment and livestock insurance needs all under one roof at the Northern Illinois Ag' Center. Call us today to schedule a sit-down appointment with the team at the NIAC to discuss how we can **Prepare, Protect**, and grow your farming operations today at the Northern Illinois Ag' Center "Where work gets done!"

~ Weather Almanac ~

by Meteorologist Frank Watson



May Weather Outlook

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

May promises to be an active month weather-wise. We'll mix short periods of sunshine with longer periods of general cloudiness, rain and showers. The first week of the month may be one of the driest periods of the month despite passing showers on several days. Heavier shower totals are favored on May 8-10. A mix of sun and showers is expected from May 14-17.

Look for showers and thunderstorms May 19-20, 26, 29-30; otherwise, much of the second half of the month will be a mix of sun and passing showers.

*"Spring is a time of
plans and projects"*

-Leo Tolstoy

Weather Trivia

**"WINDY WEATHER AFTER DARK
BRINGS A STORMY NIGHT"**

A storm system is almost always approaching when the wind blows strongly at night.

May Astronomy Calendar

This month, viewing opportunities of the major planets will start becoming more limited due to the longer days.

Mercury will be lost in the sun's glare throughout the month.

The moon is New on Saturday, May 4.

Venus rises low in the eastern sky about an hour before sunrise to open the month. The morning twilight may be bright enough to obscure Venus, making it difficult to view. Otherwise Venus will be lost in the sun's glare for the month.

The first Quarter moon is Saturday, May 11.

Mars rises in the early morning hours and will be visible after sunset low in the western sky. Look for Mars above the waxing newly crescent moon the evening of Tuesday, May 7.

The moon is Full on Saturday, May 18.

Jupiter will be rising in the southeastern sky during the very late evening hours to open the month. Look for Jupiter during the overnight sky throughout the month. Jupiter will be to the left of the full moon during the late night and early morning hours of Sunday and Monday, May 19-20.

The last Quarter moon is Sunday, May 26.

Saturn joins Jupiter in the overnight and early morning sky. The

moon will be to the right of Saturn the early morning hours of Wednesday, May 22.

Morning Planets: Venus (dawn), Jupiter, Saturn

Evening Planets: Mars, Uranus (dusk)



Future Weather Outlook

June is expected to experience cooler than normal temperatures.

Precipitation is expected to total wetter than normal. Favored dates for heavier precipitation center on June 7, 8, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 24, 26, 28, and 29.

Long Range Weather Outlook...

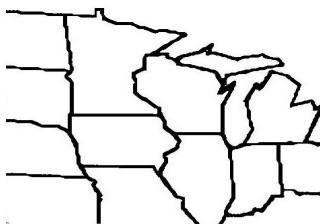
July outlook favors near normal temperatures with above normal precipitation.

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.

November expect warmer than normal temperatures with below 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

NIAC Spotlight



Stephanie Hunter—FNB Mortgage Group



From growing up to getting married and having 2 handsome boys in the area has been an amazing journey for me. Living here, I have seen the growth of the towns and the development of our communities' union to help each other. When given the opportunity to become a loan originator in February of 2019 with FNB Mortgage Group, I jumped up in excitement, ready to help our communities and neighbors with their financial growth. I continue to feel motivated as the company and I have the same commitment of providing the best products and rates while still focusing and maintaining high customer service standards. Prior to joining FNB Mortgage Group team I worked at Chicago Title in Sycamore, IL for four years. My experience and knowledge of real estate allow me to share and learn more so I can be an expert in my field. I understand the importance of communication and education. With my dedication to both I am able to provide my clients the attention necessary to make their home loan process smooth and uncomplicated. It is important that I understand the needs of my clients to ensure the best loan product that fits their needs. Being able to offer competitive loan products, rate and costs will always be my number one priority. Stop in any time to meet with me or give me a call. I would love the opportunity to have a talk with each of you.



Nancy Wilkison—Advance Trading Inc.



I grew up in Sugar Grove and graduated from Kaneland High School. After graduation I went to work at Northern FS in Elburn. I married my high school sweetheart, Larry. Two years later I left FS and we had 2 children; Keith & Lori. When they started school, I started looking for a part time job. I pulled into Hintzsche's on a November day in the 1970's and started working there a week later. I met Joe Ludwig at Hintzsche's also (he was still in High School.) I retired from Hintzsche's in 2006. In 2007 I went to work part time at the Elburn Co-op. In 2010 Fred Dietz call and asked me to come work at Advance Trading (I knew Fred also from Hintzsche's) I finally decided in 2012 to have an interview with Fred & Brett and here I am, 7 years later "livin' the dream and lovin' the job". I am a broker assistant to Fred, Brett & Mike and keep track of all the office duties and communicate daily with our grain and livestock customers. I have 4 grandchildren. I love to travel and we have a family cabin in the UP and love the North Woods. I also love doing volunteer work at the Elburn Lions Club. I am thrilled to be part of this whole picture and love being at the Northern Illinois Ag' Center.



Kelly Ludwig—Rooster Ag'



Moving from Aurora to Big Rock when I was 11 was life changing. From city blocks and sidewalks where I rode my bike to rural subdivisions and farm fields where it seemed like it took forever to get to the nearest friend's house or grocery store by car! I remember thinking I was in "Hicktown USA." Well, as time would later tell me, I am still here and it's not a "Hicktown" by any means. I have come to love the rural farm life and all that comes with it, thanks to my friend Kristi Himstedt for inviting the new girl over to their family's pig farm on Jericho Road, feeding the pigs, holding the piglets and running through the fields. That was my first "farm" experience, albeit a stinky one! Once I graduated from High School, I lived on the Judd cattle farm with a couple of girlfriends for a short stint and at one point I even decided it would be a good idea to sell Mycogen Seed. That was until I met Joe Ludwig, who was at the time a family friend I didn't really know well, then life changed again! In 2004 I joined Joe and Rooster Ag' as Partner and Managing Broker and took on all of the other small business duties. Since my start we have expanded into Farm Management, Federal Crop Insurance, Land Appraisals and recently added the Northern Illinois Ag' Center to our portfolio. While I still maintain my role as Managing Broker and Owner/Partner I have had a hand in developing all aspects of the other entities and help out where needed. I also handle the accounting, notarizing and other business aspects of Rooster Ag' and the NIAC. Joe and I have 4 kids – 2 his, 2 mine – but really, they are "ours" as we have raised them together and in our business. They are all involved in one way or another in the Ag' industry and in our business making it truly a "Family Owned" business. From our home basement office to the Big Rock Scale House to our new forever home in the Northern Illinois Ag' Center, stop in and see me in the "Vault" to discuss how I can be of assistance to you and your family in all aspects of Ag' and I will show you "how work gets done!"

FARMLAND FOR SALE

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

Lee County—China Township—197.83± acres/184.70 tillable acres. The farm includes a 277,200bu grain facility, 3-story farmette, multiple outbuildings and irrigation located just north of Franklin Grove, IL off Daysville Road. **\$11,000 per acre.**

Boone County—Spring Township—100± acres/93.61 tillable acres. Includes two houses and multiple outbuildings. Great location off Glidden Road and Davis School Road in Kingston, IL. Mostly tillable with excellent soils, high fertility and a soil PI of 139.8. **\$10,900 per acre.**

DeKalb County—Milan Township—117.36± acres/115.58± tillable: Located at the intersection of Keslinger and Tower Rd. 98% tillable, with 115.58 tillable acres of good soils and an average PI of 132. **\$9,450 per acre.**

Ogle County—Dement Township—15.00± acre Farmstead. Located off Twombly Road, just East of Rochelle and North of Creston, IL. The 15 acres includes two houses, 87,500bu grain facility, large shop and machine shed. 5,580 head hog facility. **\$695,000.00.**

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.**

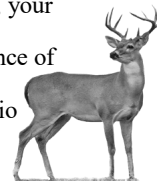
HUNTING / RECREATIONAL LAND

Kane County—Campton Township—9.03 acre buildable/farmable lot. Excellent location off 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—36.86 acres—Includes 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! \$270,000.**



RECENT COMPARABLE FARMLAND SALES/CLOSE

Date	County	Twtnshp	Acres	Price/Acre	Date	County	Twtnshp	Acres	Price/Acre
03/19	Boone	Belvidere	347.0	\$9,170	04/19	🦅 Kankakee	Momence	Grain Facility	\$1,250,000
03/19	DeKalb	Squaw Grove	105.0	\$9,989	04/19	Kendall	Big Grove	147.0	\$10,398
03/19	DeKalb	Victor	118.0	\$7,115	04/19	McHenry	Richmond	190.0	\$8,276
03/19	Kane	Campton	789.0	\$10,756	04/19	🦅 Ogle	Dement	465.5	\$9,875
04/19	🦅 Kane	Plato	80.0	\$10,000	04/19	🦅 Rock	Beloit	614.0	\$5,100

🦅*** Denotes Sales by Rooster Ag'

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



NORMALS FOR THE MONTH

MAY 5 TO 11
AVG. HIGH..... 68
AVG. LOW..... 46
SUNSHINE..... 57
% DAYLIGHT HOURS
Precipitation 0.87

MAY 12 TO 18
AVG. HIGH..... 68
AVG. LOW..... 49
SUNSHINE..... 59
% DAYLIGHT HOURS
Precipitation 0.69

MAY 19 TO 25
AVG. HIGH..... 72
AVG. LOW..... 51
SUNSHINE..... 61
% DAYLIGHT HOURS
Precipitation 0.99

MAY 26 TO JUNE 1
AVG. HIGH..... 74
AVG. LOW..... 53
SUNSHINE..... 61
% DAYLIGHT HOURS
Precipitation 0.91