



Rooster Ag'

Farmland Real Estate

Farm Management

Federal Crop Insurance & Farm Appraisal Services

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Gianina Ludwig, Administrative Coordinator,

Stason Ludwig, CEO



A Family Owned Company

June 2019



Enough!!!

When I was a kid all my Dad had to say was Joseph, **Enough!!!** I knew what would come next if I did not cease whatever activity I was focused on. My buddy, Schmitty, asked me the other day "Luddy, when's a farmer had **Enough?**" He was referring to the extended rain delays and the pressure applied to the elite (ə'lēt) 4% of the growers that farm 66% of our good old USA row crop that cannot get their crop in the ground in yet, another wet Northern Illinois Spring. I explained to Kevin that with the new tools available to the farmer, from equipment, technology, genetics, grain storage, grain marketing, crop insurance, etc. We may never see any of the progressive-aggressive ə say "Uncle" and have **Enough!!!** The ə growers adapt to the hurdles in front of them looking for opportunities to gain high quality farms in their wheelhouse to increase and improve their operations efficiencies, productivity and profitability. The fact of the matter is once conditions are fit, these growers can plant their entire crop in 10 days or less by applying the new technology at hand, where **Enough** may never be **Enough!!!**

Home Loans For Ag'

The other day I was meeting with Stephanie Hunter of FNB Mortgage Group, who operates out of the Northern Illinois Ag' Center. I asked her to tell me about **Home Loans** that are geared more towards our Ag' based friends and clientele... WOW does she have options! From Rural Development **Loans** that are USDA funded, to Renovation, Rural Home/Farmette and Lot **Loans** there is a **Loan** to fit your every need! There are **Loans** with options for 100% financing and no money down, 12 month interest only **Loans**, **Loans** on any acreage zoned Ag', and 30 year amortization **Loans**! Give Stephanie a call today at (815)762-9744 to discuss which **Home Loan** is perfect for your needs and operations!

Experts in the Field

With 500,000 acres of farmers projected to retire in the next 20 years it is important to make sure that your years of becoming **Experts in the Field** are matched when you are ready to retire. Rooster Ag' and it's team of professionals have over 250 combined years of becoming **Experts in the Field** as it pertains to production agriculture, estates, and succession exit strategies. Using our **Expertise**, we have been able to assemble an unprecedented group of specialty advisors comprised of attorneys, accountants, commodity brokers, commercial/home/farm mortgage lenders, ag' insurance specialists, appraisers, farm managers, crop insurance agents, and ag' based realtors all under one roof at the Northern Illinois Ag' Center in Maple Park, IL to assist you in the process. There are a lot of items that need to be addressed when preparing for retirement: Who should get what? Should the land be leased? Should the buildings and land be separated? Should the land be sold and the money be reinvested? What kind of taxes are there going to be? The list is extensive but thanks to Rooster Ag's team of **Experts in the Field** you can rest assured knowing that we have the answers to those questions. If you need help planning your exit strategy give us a call and our **Experts in the Field** will be happy to meet you at your kitchen table or at the Northern Illinois Ag' Center, "Where Work Gets Done!"

Resilience

With all the wet weather that has plagued us here in Northern Illinois, I'm reminded of the lesson I learned as one of the original Certified Crop Advisors (CCA) while working for my lifelong pals, the Hintzsches, about the **Resilience** of a corn and bean seed/plant. How no matter what is thrown at that seed or plant their job is clear... its to produce seed to ensure their genes are carried on for future generations to come, just like dandelions and the human race. Through late planting, disease, drought, etc. the seed/plant **Resilience** will adapt to create and spread as much seed as possible. With the genetics the seed carries today the plants have the ability to flex it's seed production potential to maximize its yield of seed. While one considers crop insurance's Prevent Plant as a security blanket to at best cover the cost of the land, the best option is to get the seed in the ground, rely on the **Resilience** of the seed to outrun one's average yields from the genetics we have today with their built-in **Resilience**.

~ Weather Almanac ~

by Meteorologist Frank Watson



June Weather Outlook

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

The first week of the month favors mostly sunny and dry skies from June 1-6. Expect showers and thunderstorm on June 7-8. Mostly sunny skies are favored on June 9-10.

The weather pattern is expected to become very active with showers and thunderstorm dominating much of the rest of the month from June 12 to 26. Expect locally heavy totals. A mix of sun and showers are favored from June 27-30.

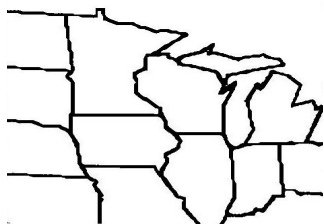
"In early June the world of leaf and blade and flowers explodes, and every sunset is different."

-John Steinbeck

Weather Trivia

"HOW MANY GALLONS OF WATER IF 1" FALLS ON ONE ACRE?"

One inch of rain falling on 1 acre of ground is equal to about **27,154 gallons** and weighs about 113 tons. An inch of snow falling evenly on 1 acre of ground is equivalent to about **2,715 gallons** of water.



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.

June Astronomy Calendar

The longest day of the year occurs on Friday, June 21 when the sun's rays are directly over the Tropic of Cancer at 10:54am, dubbed the Summer Solstice. We'll experience 15 hours and 12 minutes of daylight. Dawn breaks that day at 3:08am and dusk's last light occurs at 10:44pm.

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

The moon is New on Monday, June 3.

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. Look for Venus left of the moon on Saturday, June 1.

The first Quarter moon is Monday, June 10.

Mars rises in the morning hours and might be visible after sunset low in the western sky. Look for Mars near the waxing newly crescent moon the evening of Wednesday, June 5.

The moon is Full on Monday, June 17.

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 near the moon during the late night and early morning hours of Saturday and Sunday, June 15-16.

The last Quarter moon is Tuesday, June 25.

Saturn joins Jupiter in the overnight and early morning sky. The moon will be below Saturn the late evening hours and early morning hours of Tuesday and Wednesday, June 18-19.

Morning Planets: Venus (dawn), Jupiter, Saturn

Evening Planets: Mars, Uranus (dusk)

Future Weather Outlook

July is expected to experience near normal temperatures.

Precipitation is expected to total wetter than normal. Favored dates for heavier precipitation center on July 6, 7, 8, 11, 13, 16, 19, 20, 21, 26, and 28.

Long-Range Weather Outlook.

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.

December outlook favors above normal temperatures with below normal precipitation.



Rooster Ag' Realty

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



For Sale

Exquisite opportunity to own this 15-acre turn key 5,580 head hog facility complete with an 87,500-bushel grain facility, two houses, two wells, machine shop/shed, lean-to and 1.25 KW generator located in Ogle County, Dement Township.



Gross Acres:

15.00±

Tillable Acres:

7.12±

Hog Facility:

5,580 head capacity

Grain Facility:

87,500 bushel capacity

Est. Real Estate Taxes:

\$12,424.35

List Price:

\$695,000

www.roosterag.com

rooster@mc.net

Joe Ludwig (630)774-5887





House 1

- 3 Bedrooms
- 1 Office/ Bedroom
- 2 1/2 Bathrooms
- Open Layout Kitchen/Dining/Living Rooms
- Stone Fireplace
- Laundry/Utility Room
- Storage/Mud Room
- Lower Level Bonus Room
- Central HVAC
- Independent Septic Field
- Shared Well
- 2 Car Attached Garage
- 2 Car Detached Garage

House 2

- 3-4 Bedrooms
- 1 Bathroom
- Dining Room
- Living Room
- Large Kitchen
- Laundry
- Hardwood Floors
- Water Softener
- Large Basement
- Private Patio
- 1 Car Detached Garage
- Independent Septic Field
- Shared Well



Outbuildings & Grain Facility

Machine Shed

- 9,000 SF

Lean-to

- 3,600 SF

Dryer Legs

- Legs 1 & 2 – 70'
- Leg 3 & Feed Leg – 28'

Propane Gas Tank

- 11,000 gallon

Grain Facility

- Storage Bin 1 – 55,000 bushel
- Storage Bin 2 – 20,000 bushel
- Storage Bin 3 – 9,000 bushel
- Wet Bin – 3,500 bushels



5,580 Head Hog Facility

Building 1 – 12,000 SF

- North Finishing Barn
- 1,860 head hog capacity

Building 2 – 20,250 SF


- Middle Finishing Barn
- 1,860 head hog capacity

Building 3 – 15,950 SF

- Southeast Finishing Barn
- 1,860 head hog capacity



Northern Illinois Ag' Center

A Rooster Ag' Company 

"Where work gets done!"

www.niac.farm

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

NIAC Spotlight



Brett Mapel
Advance Trading Inc.

I was born and raised in Central Illinois and worked on a grain and small livestock farm where my interest in ag started. I graduated from Illinois State University with a degree in Agri-Business and Agronomy. I am married and have three children and enjoy serving with our student ministries and finance teams at church. I take any opportunity I can to be outside to fish, hunt or catch a baseball game.

In 2002 I started working for Advance Trading as a broker assistant for our home office in Bloomington, IL where I worked for four years. I have now been working with producers in Northern Illinois, East/Central Illinois and Wisconsin for the last 13 years. I enjoy learning about each farm operation and am passionate about helping producers manage their price risk while using various marketing tools, including options and sales. I also help producers with their cash merchandising and keep a pulse on the local cash bids. We remain unbiased in our advice and keep flexibility with our strategies to take advantage of any opportunities the market presents.

I am glad to be at the Northern Illinois Ag' Center and I look forward to meeting each of you and I welcome the opportunity to assist you with grain marketing needs.



Reed Carnahan
Rooster Ag' Appraisal Services

My family lived in Paw Paw when I was born, although they traveled to Mendota for the birth. Soon after we moved to Sycamore where my father began his law practice. My best memories are those at my Grandmother's house in Paw Paw and my Great Uncles farm on Bend Rd. where my brother and cousins would work.

In High School I worked for a local farmer on his centennial farm along with my friend Mike in Clare, IL where we hoed milk weed and picked rocks from the fields along with other various chores around the farm. After High School I attended NIU where I graduated with a degree in Special education. During my college days I worked for DeKalb Ag' detasseling corn as well as mowed ditches for the Highway Department. Later in life I spent a decade managing high end restaurants until I married and the arrival of my two sons persuaded me to move on. Time passed and I met Karen Pletsch, who also grew up in a farming family and we are getting married in June. I entered the appraisal business in the mid 1990's and met Joe Ludwig where a business relationship and friendship was formed. Several years ago Joe and I decided to include my estate and asset appraisal services along side Rooster Ag's services and I am excited to continue to offer these services at the Northern Illinois Ag' Center.



Gianina Ludwig
Rooster Ag' & The Northern Illinois Ag' Center

My career in the Ag' industry started as a young girl growing up riding with my father on various farming excursions, from scouting fields for bugs to clambering into giant combines with the farmers and my father. I remember being bounced around the cab of multiple combines as I sat on the floor while they made a couple rounds and discussed the progress of that year's crop and the plans for the year to come. I knew then and there that Ag' Life was the life for me and I am blessed to say that I had the privilege of being raised in the soils and corn fields of Kane and DeKalb Counties.

After high school and a bit of a college education, I made my own way over the next eight years in the farming community as a horsewoman and even ventured into some cattle dealings. I've spent countless hours picking stalls, cleaning troughs, fixing broken waters, and tending to the daily needs of a farm full of animals. After a lifechanging event I am now pursuing my place in agriculture in a different direction using my advertising skills that I acquired during my years of operating a 50 head horse boarding operation. No longer rooted in horse manure, I am still deeply rooted in agriculture at the Northern Illinois Ag' Center. I now oversee the daily operations at the Ag' Center as well as manage Rooster Ag' and NIAC's advertising. I am working diligently to update our digital and tangible marketing techniques to provide you the information you are seeking with ease and convenience. Stop in at the first floor front desk and allow me to introduce myself to you over a cup of coffee at the Northern Illinois Ag' Center!



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 and mature oak tree woods. **\$14,675 per acre.**

Lee County—China Township—197.83± acres/184.70 tillable acres: This farm includes a 277,200 bu 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 Rd. and Davis School Rd. 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 soil PI of 132. **\$9,450 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. **\$10,500 per acre.**

FARMETTES / LOTS / 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.**

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.**

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 with attached machine shed and 5,580 head hog facility. **\$695,000.00.**

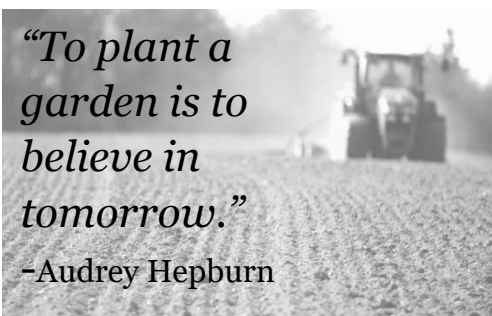
Kane County—Big Rock Township—21± acre Commercial Rental Facility/Horse Farm. Good supplemental rental income. Endless opportunities. 1.27 acres under a roof. Zoned B-2 Commercial. **\$1,395,000.00 Broker Owned.**

RECENT COMPARABLE FARMLAND SALES/CLOSE

Date	County	Twtnshp	Acres	Price/Acre	Date	County	Twtnshp	Acres	Price/Acre
05/19	Boone	Spring	115.0	\$9,170	04/19	Kendall	Fox	121.0	\$9,521
04/19	DeKalb	Squaw Grove	158.0	\$9,682	05/19	Lee	Willow Crk	230.0	\$8,000
04/19	DeKalb	Victor	73.0	\$10,501	04/19	Lee	Reynolds	159.0	\$10,246
04/19	DeKalb	South Grove	79.0	\$8,993	03/19	Ogle	Dement	39.0	\$8,842
03/19	Kane	Hampshire	60.0	\$10,905	04/19	Ogle	White Rock	160.0	\$11,066

*** Denotes Sales by Rooster Ag'

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



NORMALS FOR THE MONTH

JUNE 2 TO 8
AVG. HIGH..... 78
AVG. LOW..... 53
SUNSHINE..... 60
% DAYLIGHT HOURS
Precipitation 0.97

JUNE 9 TO 15
AVG. HIGH..... 80
AVG. LOW..... 55
SUNSHINE..... 62
% DAYLIGHT HOURS
Precipitation 1.00

JUNE 16 TO 22
AVG. HIGH..... 82
AVG. LOW..... 57
SUNSHINE..... 64
% DAYLIGHT HOURS
Precipitation 1.05

JUNE 23 TO 29
AVG. HIGH..... 83
AVG. LOW..... 58
SUNSHINE..... 70
% DAYLIGHT HOURS
Precipitation 1.05