



Rooster Ag'

Farmland Real Estate

Farm Management

Federal Crop Insurance & Farm Appraisal Services

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A Family Owned Company

November 2019



Unfair Advantage

While on a business trip with our Crop Insurance provider, Farmers Mutual Hail, I met a man named Allan Murray who had quite a personality. Allan proclaimed that all he was looking for is an **Unfair Advantage!** Set back by Allan's request, I said "What are you talking about?!" He said, "Well don't you, don't all your customers? Isn't that what everyone is looking for? Think about it, if we can provide an ethical **Unfair Advantage** to our clients, who wouldn't want to do business with us?" Allan's words have come back to me on numerous occasions causing me to contemplate how anyone we touch can feel as though they are starting on 2nd or 3rd base providing them an **Unfair Advantage** over their competition. The answer was clear, we are providing an **Unfair Advantage** through our endeavors of the tenancy of the Northern Illinois Ag' Center in Real Estate, Farm Management, Property/Casualty/Crop/Livestock Insurance, Farmland Appraisals, Compost Products, Grain and Livestock marketing/hedging, Ag' based Banking, Attorneys and Accountants. When you consider the combined 586 years of professional Agricultural experience this team provides, if it doesn't do anything else, it is clear that it certainly provides an **Unfair Advantage** to all we touch. Thanks Allan and Christy for the insight into your world of an **Unfair Advantage**.



Attention Farmers and Landowners!

As part of our Farm Management Program there are often times we are in search of qualified Farmers as well as Landowners with available land alike. Rooster Ag's Farm Managers have worked diligently to become the experts that Landowners consult when looking for prequalified tenants as well as who Farmers call when looking to add more land to their leasing portfolio. Due to the Farmer's desire to acquire more land and the Landowner's/Investor's desire of qualified tenants, we are thrilled to provide a customized matchmaking service that fulfills the needs of Farmers and Landowners alike. We are looking for Farmers and Landowners based on the following basic criteria:

Farmer Qualifications

- Farmer's base of operations identified in a 10 mile radius
- Organized and evolving operation
- Outline of farming operation and goals
- Bank letter stating financial stability
- Succession plan in place with young farmers

Landowner Qualifications

- Farms available within 10 miles of our database of Farmer operations
- Forward thinking Landowner to implement a lifetime lease
- Corn yield history information of farms
- Succession plan in place for leasing longevity

To be included in our data base please contact our Farm Management Specialist Steve Edwards today and Rooster Ag's Farm Management Division will work to match you with a competitive cash rent with a lifetime leasing agreement based on our Cash Rent Formula.

Cash Rent Calculator

Due to an increased interest in our Farm Management Cash Rent formula we have designed a **Cash Rent Calculator** that gives a range of where one's Cash Rent may fall. Currently designed to service select counties in Central and Northern Illinois, simply select your County, click on corn yield, either select your counties' average corn yield or select your actual average corn yield on that farm, then hit calculate range and, Wah-Lah, a Cash Rent range will be posted. There are multiple factors that effect a farms' Cash Rent. This calculator will give you a range of Cash Rents on that particular day. You can check out the **Cash Rent Calculator** on our website on the Farm Management page or simply focus your iPhone's camera over this QR Code which will take you directly to the calculator. For more detailed information on your farm specifically, contact Steve Edwards, he will meet you at your kitchen/conference room table or at the Northern Illinois Ag' Center to go over the details behind the **Cash Rent Calculator**.



~ Weather Almanac ~

by Meteorologist Frank Watson



November Weather Outlook

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

The first five days of the month will be marked by clouds and passing showers. Sunshine is expected to dominate from November 6-10. Clouds and showers on November 11-12 with sun on the 13th. Good chance for clouds and significant precipitation from November 14-18, snow? Passing clouds and showers on November 20-21. Sunny from November 22-24. An active end to the month with precipitation from November 25-30, however Thanksgiving, November 28, looks dry with precipitation staying south over southern Illinois.

"The month of November makes me feel that life is passing more quickly. In an effort to slow it down, I try to fill the hours more meaningfully."

— Henry Rollins

Weather Trivia

"CLOUDS IN THE EAST THAT HIDE THE RISING SUN WHEN IT IS CLEAR OVERHEAD INDICATE A BEAUTIFUL DAY IS COMING"

When the sun is rising, you must be looking in an easterly direction. Clouds that hide the sun just when it is rising are usually associated with the tail-end of a storm system. You are looking at the west end of the system, to the east. Since storm systems move in a generally east-bound direction, the storm is moving away from you.

November Astronomy Calendar

We lose 58 minutes of daylight during the month of November. We go from 10 hours 21 minutes of daylight on the first to 9 hours 23 minutes by the end of the month. Daylight Saving Time ends on Sunday, November 3, meaning the sun will be setting before 5pm and at 4:24pm on November 30.

Mercury will be lost in the morning sun's glare to open the month but you may be able to view it very low in the southeast sky after Saturday, November 23.

Venus rises after sunrise but you might be able to view it low in the southwestern sky during the evening twilight. A waxing thin crescent moon will be just above Venus after sunset on Thursday, November 28.

The moon is Full on Tuesday, November 12.

Mars will be viewable for a short time low in the east southeast sky just before sunrise during the month. A waning thin crescent moon will be to the upper left of Mars on Sunday November 24 before sunrise.

Jupiter will be in the southwest sky as the sun sets and will be visible only for a few hours before setting. Look for Jupiter at sunset above Venus during the evening of Saturday, November 23.

The moon is New Tuesday, November 26.

Saturn is viewable after sunset in the southwestern sky (to the upper left of Jupiter). Saturn will be very near the moon the evening of Friday, November 1 and again on Friday, November 29.

Morning Planets: Mars (dawn), Mercury (dawn)

Evening Planets: Venus (dusk), Jupiter, Saturn, Uranus, Neptune

Future Weather Outlook

December is expected to experience warmer than normal temperatures.

Precipitation is expected to total above normal. Favored dates for heavier precipitation center on December 12, 13, 14, 20, 21, 23, 26, 27 and 28.

Long-Range Weather Outlook

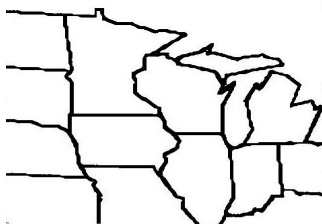
January expect above normal temperatures with below normal precipitation.

February outlook favors colder than normal temperatures and above normal precipitation.

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

April expect colder than normal temperatures with near normal precipitation.

May 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

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

NIAC Spotlight



Chris McGill

*Midwest Material Management
BeNeSoil*

It was the beginning of a new chapter in my life 8 years ago when I severely injured by back. My previous profession was wiring homes and businesses with "smart technology." Fast forwarding to today, I've discovered a new way to bring technology not only to homes and businesses, but to farm fields too! My roots are from the 'Burbs of Chicago, more as a city person, but since serving the Ag' community for the last 2 years, my views have changed dramatically on how our food is produced. Growing and harvesting crops takes a lot of time, effort, resources, and soil! I have learned the effects that year after year of growing crops takes on the soils. It gets broken down, losing very important nutrients and organic matter. I now work with Midwest Material Management to provide BeNeSoil compost, which is one of the best sources to improve and maintain soil health while capturing and storing water, making it available to plants during times of drought. We work with conventional and organic farms, large and small, providing our own prescribed spreading services placing BeNeSoil where your field needs it. I understand the importance of maximizing yields, and with the assistance of our BeNeSoil compost we plan to help *grow* your business.



Wade Joyner

*Wade Law
Attorney*

I have been working out of the NIAC since it's opening. I will continue to do so under the umbrella of Wade Law. The quick, cost effective and common sense service you receive won't change, only the name is different. Your first meeting with me is free. We will work through your legal items and determine together the best course of action. My priority is assisting you in working through any legal items you may have to develop a long term beneficial relationship.

As part of your community, I have worked with farm families, individuals, local businesses and investors. From farm/house closings, complex real estate deals, wills/family estate plans, leases, contracts and loans, I have you covered.

For the first time in over 60 years, we can grow, process and sell Industrial Hemp. It has lots of potential, but it is tightly regulated. I have the expertise to guide you through these hurdles so you can focus on what you do best, growing crops. Solar farms are also taking root in Illinois, I can walk you through land use, leasing, contract and all other legal items that we may encounter with this new opportunity. Please give me call at (630) 768-1042 or stop by anytime. I look forward to meeting you!



Wade Law

Price Reduced!

Don't wait, act now! This unique 40.127± acre recreational, farming and hunting property with beautiful rolling terrain complete with open vistas and prairie is available at this reduced price for a limited time only! This gorgeous property is located in Crane Creek Township of Mason County, IL.



Price has been temporarily reduced to:

**\$4,295.00
per acre!**

Price Reduced!

Exquisite opportunity to own this 92.33± acre farm with 73.53± tillable acres located off McConnell Road just east of Woodstock, IL in McHenry County adjacent to the Sanctuary of Bull Valley development. This parcel produces annual farm rental income and has a Soil Productivity Index of 118.9.



This property has been reduced to sell quickly at:

**\$7,750.00
per acre!**

FARMLAND FOR SALE

DeKalb County—Paw Paw Township —246.22±/222.00± tillable acres. Located off Chicago Rd. on the DeKalb/Lee County line. Good soils with a soil PI of 131.20. **Divisible via (six) 40 acre parcels! \$8,000 per acre.**

Kendall County—Seward Township —180.00±/173.04 tillable acres. Excellent location off County Line Rd. just south of Route 52 in Minooka, IL. Mostly Tillable! **Divisible! \$8,611 per acre.**

Kendall County—Little Rock Township —99.986± acres/94.88 tillable acres. Excellent location off Little Rock Rd. & Griswold Springs Rd. in Plano, IL. **Adjacent to Walmart! \$9,950 per acre.**

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.**

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

Lake Co—Newport Township —227.75± acres/199± tillable acres. Excellent location off 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. **Price Reduced! \$9,250 per acre.**

McHenry County—Riley Township —575± acres/532± tillable. Located south of Marengo with road frontage along Route 23, Pleasant Grove Rd., Blissdale Rd. and Jackson Rd.. The farm includes three houses and irrigation that covers 95± tillable acres. **\$8,600 per acre.**

McHenry County—Dorr Township —92.33± acres/73.53± tillable acres. Excellent location off McConnell Rd. in Woostock, IL. Farm to future development potential. **Price Reduced! \$7,750 per acre.**

Will Co—Will Township —60.44± acres/58.49± tillable. Mostly Tillable! (Two) buildable parcels via the north 40.32± acres and the south 20.12± acres. Great location in Beecher, IL off W. Church Rd. and S. Crawford Rd. **\$7,950 per acre.**

Ogle County—Dement Township —15.00± acre farmstead. Located off Twombly Rd., just east of Rochelle and north of Creston, IL. The 15 acres includes two houses, 9,000SF shop/machine shed with large overhead doors, an operating 87,500bu grain facility and 5,580 head hog facility. **Price Reduced to \$455,000.00.**

RECENT COMPARABLE FARMLAND SALES/CLOSE

Date	County	Twtnshp	Acres	Price/Acre	Date	County	Twtnshp	Acres	Price/Acre
09/19	Boone	Spring	269.0	\$8,473	07/19	McHenry	Richmond	140.0	\$9,642
09/19	DeKalb	DeKalb	151.0	\$11,870	06/19	McHenry	Riley	174.0	\$9,882
09/19	DeKalb	Pierce	190.0	\$10,297	07/19	Stephenson	West Point	54.0	\$7,448
07/19	Lee	Harmon	271.0	\$7,597	07/19	Will	Grn. Gardn.	80.0	\$7,250
08/19	Lee	Willow Creek	581.0	\$8,347	08/19	Winnebago	Seward	37.0	\$7,065

The sales reported are randomly chosen from the most recent issue of the Illinois Land Sales Bulletin, a bi-monthly report on farmland sales of 20 acres or greater. This data is obtained from the transfer declarations recorded at 90+ courthouses around the state. Subscriptions are available by visiting www.ilsb.us or calling 608-543-3125.

🐓*** Denotes Sales by Rooster Ag'



Rooster Ag'
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PO BOX 297
Maple Park, IL 60151

And into the field I go
to lose my mind and
find my soul



NORMALS FOR THE MONTH

Nov. 3 to 9	
AVG. HIGH.....	52
AVG. LOW.....	31
SUNSHINE.....	45
% DAYLIGHT HOURS	
Precipitation	0.71

Nov. 10 to 16	
AVG. HIGH.....	48
AVG. LOW.....	29
SUNSHINE.....	37
% DAYLIGHT HOURS	
Precipitation	.77

Nov. 17 to 23	
AVG. HIGH.....	45
AVG. LOW.....	26
SUNSHINE.....	35
% DAYLIGHT HOURS	
Precipitation	0.71

Nov. 24 to 30	
AVG. HIGH.....	41
AVG. LOW.....	23
SUNSHINE.....	39
% DAYLIGHT HOURS	
Precipitation	.71