



# Rooster Ag'

Farmland Real Estate · Farm Management

Federal Crop Insurance

Gold Standard Farm Appraisal Services

RA Commercial Properties

[www.roosterag.com](http://www.roosterag.com)

Office/Fax · (815) 333-4354



*Family Owned & Operated*

*October 2020*

## Gold Standard

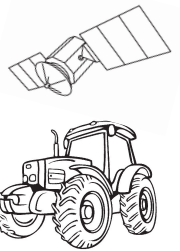


As part of Rooster Ag's **Gold Standard** Farmland Appraisal Services, we have developed multiple addendums to add to a standard farmland appraisal due to the Generational Shift of estates being settled, through estate planning of gifting or the passing of our parents or grandparents. We are performing appraisals with addendums where consideration needs to be given to address gifting benefits as well as ownership interest and lack of marketability discounts to the value of one's farm. This is an important factor to consider that can affect one's estate tax liabilities and ownership interest values to heirs of a less than majority interest farm; lack of control and marketability are definitely some things to that need to be considered. Please review the enclosed information sheet on our **Gold Standard** Farmland Appraisals, and give us a call for the details on each available addendum and a copy of the appraisal checklist to help determine what appraisal you may need. If you would simply like an evaluation of a farm you own or are looking to buy or sell, we can easily calculate the value per acre by implementing the subject farm's specific data into the systematic approach we use as part of our **Gold Standard** Farmland Appraisal Process.



## The 1900s

One thing I have figured out from being in the Ag Industry for 43 years is you can learn a lot from looking over your shoulder at the information that history has provided us. By looking all the way back to **the 1900s**, we developed our cash rent calculator by looking back at the corn yield potential, the price of corn and what cash rents were back in those days until present day. Thus, giving us a road map to follow to take the emotion out of negotiating a fair cash rent. As it sits today, our Farm Management division has all our 2021 cash rents written and is poised to help you through the emotionless process of writing your 2021 lease based on facts from all the way back to **the 1900s**, not emotion. Need a hand? Give us a call; we will meet you at your conference room, shop or kitchen table and give you a glimpse of how you can benefit today as a result of what we have learned from **the 1900s**.



## The Best Time

Land sales have continued to be strong coming into fall, which typically is **The Best Time** to buy or sell a farm. The crops are coming out, so you can get out and walk or drive over the land; the Sellers are motivated; some farms' leases are still open which helps investors buy farms for their favorite tenants. The Holidays are coming, which always creates a buzz in farm buying, as 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, feed it, conserve it, enhance it. Let's talk about that at a Holiday dinner and I'm all ears! We have multiple farms available, where if you can't get out to see them, you can check out the drone videos on our website or we can send them to your phone to gain a bird's eye view of what each farm looks like. If you have been considering farmland as part of your investment portfolio, don't delay, as now is **The Best Time** to own a productive, income producing piece of our planet and invest in dirt.

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

For more, follow us on social! [Facebook.com/RoosterAgRealty](https://www.facebook.com/RoosterAgRealty) | [Instagram.com/RoosterAg](https://www.instagram.com/RoosterAg) | [Twitter.com/RoosterAgRealty](https://www.twitter.com/RoosterAgRealty)

# Weather Almanac

by Meteorologist Frank Watson



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.



## October Weather Outlook

### Monthly Summary

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

A cloudy and rainy period is favored to dominate the opening week of the month, October 1-7.

Expect sun on October 8, 9 and 11 with clouds and rain on October 10. Mostly cloudy skies with passing showers are favored from October 12-14.

A mix of sun and clouds with scattered showers are favored from October 15-19. Showers are favored for October 20-21. Look for sunny skies October 22-24. Partly to mostly cloudy skies with occasional showers are favored from October 25-30; precipitation totals should be light.



### October Astrology ~ It's in the Stars

**Venus** rises in the very early morning hours and will be visible for several hours before sunrise in the eastern sky. Look for Venus below the waning crescent moon on Monday and Tuesday, October 12-13. Regulus will be very near Venus the first week of the month.

**Mars** rises after sunset in the east and will be visible throughout the night. A good month, again, for viewing. Look for the moon below Mars on Thursday, October 29.

**Jupiter** rises in the early afternoon hours and will be viewable after sunset in the southern sky. It will be setting around midnight to start the month, then setting at 10:20pm to end the month. Look for Jupiter to be above the moon on Thursday, October 22. That's Saturn to the left of Jupiter.

**Saturn** rises along with Jupiter throughout the month and will be to the left of Jupiter. Saturn will be to the upper right of the moon on Thursday, October 22.



### A Glimpse Ahead

**November Weather Outlook:** November is expected to experience near normal temperatures.

**Precipitation** is expected to total wetter than normal. Favored dates for heavier precipitation center on November 3, 4, 5, 8, 9, 19, 23, 24, 25, 28, 29, and 30.

### Long-Range Weather Outlook

**December** outlook favors near normal temperatures and below normal precipitation.

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

**February** expect warmer than normal temperatures with below normal precipitation.

**March** expect colder than normal temperatures with below normal precipitation.

**April** expect above below normal temperatures with near normal precipitation.

### Fun Facts

Looking back to March 2020 we had Friday the 13th (March 13th) which included a full moon, the weekend of "spring ahead" for Daylight Savings Time and we were officially declared in a "Pandemic." Now, 7 months later, we enter October with 2 full moons! October 1st will start the month off with one, and another on Halloween to end the month which also happens to be a Saturday and "fall back" to end the Daylight Savings Time. Maybe, just maybe our world will be "Reset?" We can only hope!





# Trending at Rooster Ag'

## Land & Properties for Sale

**DeKalb County—Paw Paw Twp—246.22±/222.00± tillable acres.** Located off Chicago Road on the DeKalb/Lee County line. Good soils with a soil PI of 131.20. Good cash rental income. **\$8,000 per acre** *CONTRACT PENDING*

**DeKalb County—Milan Twp—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. Good cash rental income. **\$8,995 per acre**

**DeKalb Co—Cortland Twp—327,717bu Grain Facility with 10,101±SF of building space.** Seller will include a tower dryer in the sale if a purchaser desires. Well maintained and recently painted. Great for specialty crops or Organics. **\$395,000.00**

**Henry County—Kewanee Twp—1,672 acres/1,117.58 tillable acres.** Known to be one of the largest contiguous tracts of land for sale in Illinois. Divisible via multiple parcel configurations ranging from 118—1,122 acres! Good Farm Rent/CRP Income. **\$6,300 per acre**

**Henry County—Kewanee Twp—210.62 acres/201.16 tillable acres. Located off State Highway 78 (an 80,000# road) on the north side of Kewanee, IL.** The farms topography provides for excellent drainage. Mostly tillable with a soil PI of 122.1. Good cash rental income. **\$9,000 per acre**

**Henry County—Alba Twp—123.55 acres/118.48 tillable acres.** Located North East of Atkinson, IL off E. 2400. Good soils with excellent yield history. Includes 1,350-ft electric irrigator which covers 113 tillable acres. Good cash rental income. **\$8,800 per acre**

**Kane County—Big Rock Township—234.37 acres/229.45 tillable acres. Located south of Big Rock, IL with frontage along Granart, Jericho and Jones Rd** High Quality Legacy Farm. Soil PI of 135.1. Good cash rental income. **\$9,950 per acre** *CONTRACT PENDING*

**Kane County—Big Rock Township—175.88 acres/174.03 tillable acres. Located south of Big Rock, IL with frontage along Jericho Road.** High Quality Legacy Farm. Soil PI of 139.5. Good cash rental income. **\$10,995 per acre**

**Kendall County—Little Rock Twp—101.41± acres/94.88 tillable acres.** Excellent location off Little Rock Road & Griswold Springs Road in Plano, IL. Adjacent to Walmart! Good cash rental income. **\$9,500 per acre**

**Lake Co—Newport Twp—170± acres/160.30± tillable acres.** Excellent location off of Rt. 173 in Wadsworth, IL. Rare tract for this size and location. Great 1031 Trade parcel. Cash Rental Income. Divisible via multiple parcels ranging from 20 to 40 acres. **\$9,250 per acre**

**LaSalle Co—Mission Twp—106± acres/80± tillable acres.** The property includes 220' of frontage on the Fox River. Excellent mix of productive farmland & wooded recreational/hunting land. **\$6,850 per acre (Additional 47± acres with 2 cabins for sale, see below)**

**McHenry County—Dorr Twp—92.33± acres/73.53± tillable acres.** Excellent location off McConnell Road in Woodstock, IL. Farm to Future Development Potential. Good cash rental income. **\$7,750 per acre**

**McHenry County—Seneca Twp—30.40 acres/27.65 tillable acres.** Excellent location at the NEC of W. South Street & Hobe Road in Woodstock, IL. Good cash rental income. **\$8,600 per acre** *CONTRACT PENDING*

**McHenry Co—Nunda Twp—116.55± acres/89± tillable acres: Good Soils with a 127.8 Productivity Index.** Great location off Crystal Lake Road. Excellent Investment Property. Good cash rental income. **\$7,692 per acre**

**Winnebago County—Pecatonica Twp—697± acres/633± tillable acres. Located north of Pecatonica, IL** with road frontage on the east side of Pecatonica Road. Good soil quality, with well maintained waterways/drainage. Good cash rental income. **\$8,900 per acre**

**Winnebago County—Rockford Township—404 acres/397 tillable acres. Located on the west side of the city of Rockford, IL.** Former Kennedy Homes Development Property. Good cash rental income. **\$8,900 per acre.**

## Recreational/Hunting Land & Available Lots



**LaSalle Co—Mission Twp—47± acres.** The property includes 2 beautiful cabins with a pond as well as frontage on the Fox River. Excel-lent mix of wooded recreational/hunting land. Excellent property for Deer, Turkey, Waterfowl. **\$575,000 (Additional 106 acres of mostly farmland for sale, see above)**

**Mason County—Crane Creek Twp—40.13 acres—** Beautiful Rolling Terrain with open vistas, providing for an abundance of deer and turkeys. Making this 40.13 acres an excellent Homesite, Hunting/Recreational/Farming Property! **Price Reduced! \$3,995 per acre.**

**McHenry County—Grafton Twp—61.94± acres/38.38± tillable acres:** Situated between Route 47 & S. Union Road just north of Huntley, IL. Excellent Hunting property for Whitetail & Waterfowl. Hunting/Recreational/Farming Property! **\$425,000.00**



**Rooster Ag'**  
100 S. County Line Rd.  
PO BOX 297  
Maple Park, IL 60151



## **Commercial** R E A L T Y

A Rooster Ag' Realty, Inc. Company

**DeKalb County—Afton Township—78.49 acres/75.57 tillable acres.** Located south of I88 at the NWC of Route 23 & Keslinger Road, just south of the Ferrara Candy Distribution Center & the future Facebook Data Center. **\$29,950 per acre**

**DeKalb County—Cortland Township—57.18 acres/53.50 tillable acres.** Located at the SEC of the lighted intersection of Route 38 & So-monauk Road, just northeast of the Ferrara Candy Distribution Center & the future Facebook Data Center **\$29,950 per acre**

**Kane County—Blackberry Township—25.51 acres/22.79 tillable acres.** Located at the NEC of Keslinger & Brudige Roads in Geneva, IL. Income producing via farm rent & cell tower income. Excellent Former Development Investment Property. **\$575,000**

**Kane County—Blackberry Township—46.29± acres/34.61± tillable acres.** Excellent location off Finley Road & Scott Road just south west of Route 47 & the new I-88 interchange. Perfect organic site! **\$990,000.00**


**Kane County—Big Rock Twp—21± acre Commercial Rental Facility.** Good Supplemental Rental Income as well as 1245 Real Property de-preciable Assets. Endless opportunities. 1.27 acres under roof. Zoned Mixed Use Commercial. **\$1,395,000 \*Agent Owned.**

**Kane County—Big Rock Twp—8.14± acres/5.11± tillable acres.** Two, 4+ acre buildable lots with 630± feet of frontage along the west branch of the prestigious Big Rock Creek. Beautiful location for your dream home, or make it your peaceful weekend getaway with hunting and bonfires. **\$249,900 per lot.**

**DeKalb County—Waterman Lots—Excellent Location on the north side of Route 30 in Waterman, IL.** 88 single family/duplex fully im-proved/shovel ready lots \$895,000. 51 single family partially developed lots **\$149,000 \*Agent Owned**

**DeKalb County—Squaw Grove Township—17.54± acres/11.16± tillable acres.** Excellent spot for organic/regenerative/specialty farming. **\$159,000. \*Agent Owned**

### RECENT COMPARABLE FARMLAND SALES/CLOSE

Date	County	Twnshp	Acres	Price/Acre	Date	County	Twnshp	Acres	Price/Acre
8/20	Boone	Leroy	78	8,071	3/20	Kendall	Big Grove	81	10,026
6/20	DeKalb	Milan	242.0	10,474	7/20	LaSalle	Miller	238	9,500
4/20	DeKalb	South Grove	120	9,098	7/20	Lee	May	160	7,687
7/20	Kane	Kaneville	74	8,596	7//20	Lee	Reynolds	154	10,200
9/20	 Kendall	Kendall	60.6	14,368	58/20	McHenry	Hebron	195	6,683

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

*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.landsalesbulletin.com](http://www.landsalesbulletin.com) or calling 608-329-4210.*

### **Normal for the Month**

OCTOBER 4 TO 10

AVG. HIGH **67**

AVG. LOW **42**

Precipitation **0.63**

Sunshine **58% of daylight hours**

OCTOBER 11 TO 17

AVG. HIGH **64**

AVG. LOW **39**

Precipitation **0.56**

Sunshine **57% of daylight hours**

OCTOBER 18 TO 24

AVG. HIGH **61**

AVG. LOW **36**

Precipitation **0.60**

Sunshine **53% of daylight hours**

OCTOBER 25 TO 31

AVG. HIGH **57**

AVG. LOW **34**

Precipitation **0.64**

Sunshine **48% of daylight hours**

