



Rooster Ag'

Farmland Real Estate · RA Commercial Properties

Farm Management · Federal Crop Insurance

Gold Standard Farm Appraisal Services

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



Family Owned & Operated

November 2020

United We Stand



The other day I was talking to my pal Les about the state of our Country. Les said, "Joe our Country is not **United**." Immediately I remembered the old adage "**United We Stand, Divided We Fall**." Much to my chagrin, I see our

Country divided and the prospects of its certain fall if we all do not once again become **United**. When I used to see the upheaval in the Middle East on TV, I could not, would not even believe that the Country I have loved and felt safe in for 58 years could mirror the images I had seen in other countries. I think we have all had enough and are ready to **Unite** once again, hopefully the same way we did after 9/11, where we all became **United**, loved and respected one another and our great Country. No matter how this election turns out, it's time to put our differences aside. Then once we become friends again do what we have been taught our whole life... to show respect, be honest, be proud of our Country and do like Lester said and all do our best to remember that **United We Stand!**



Evaluation/Valuation/Appraisal

There are often questions as to the difference between a Farmland **Evaluation**, **Valuation** or **Appraisal**. A **Farm-land Evaluation** is the making of a judgment about the per-acre value of a farm, an assessment or one's best guess. A **Farm-land Valuation** is the analytical process of determining the current fair market value of a farm, typically performed by a Realtor® for the purpose of selling a farm. There are many variables involved in performing a farmland **Valuation**. An analyst placing a value on a farm should look at the recent comparable sales, then cross reference those comparable sales' soil productivity index (PI) and percentage of tillable land to the subject farm as well as the subject farm's potential or actual income and projected net ROI. Using this process will depict a farm's *true* market value versus a *fair* market value. A **Farm-land Appraisal** is a certified valuation of farmland by the calculated opinion of a certified appraiser. The authorized certified appraiser must have a designation from a regulatory body governing the jurisdiction of the appraiser. Farmland appraisals are typically used for taxation or gifting purposes or also to determine a possible selling price of the farmland. The same principles and approach of **Valuations** applies to a certified **Farm-land Appraisal** as a **Farm-land Valuation**. The difference is a certified farmland **Appraisal** is in strict accordance with accepted IRS guidelines. Need some direction? Give us a call, we will meet you at your conference room, shop or kitchen table to determine if you need an **Evaluation, Valuation or Appraisal** of your farmland.



Looking Up

Over the past 3 years, farming has not been very profitable for the farmers due to wet weather, drought, derecho, hurricanes and low commodity prices. The crops this year appear to be below average yields throughout Northern Illinois and Iowa, putting more pressure on the ending stocks, thus, causing grain prices to rally, giving farmers some much-needed optimism that things are starting to **Look Up** for the near future. When a farmer is profitable, it's good for the entire economy. When farmers make money, they spend money by reinvesting in their operations, land and equipment as money in a mattress does not appeal to these folks, which all points to the fact that agriculture and our ag economy is **Looking Up!**



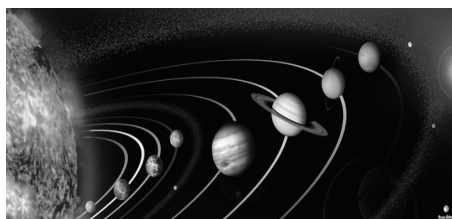
Weather Almanac



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.



November Weather Outlook

Monthly Summary

Sunny skies are favored November 1-2 with increasing clouds and passing showers from November 3-5. Sun returns with cooler temperatures November 6-7. Clouds and passing showers return for November 8-9. A period of drier weather is expected from November 10-13 with rain on November 14-15.

A mostly cloudy period with occasional rain is favored from November 16-19. Sun from November 20-22. Rain likely or even snow from November 23-25. Sun prevails on Thanksgiving, November 26, and 27. Clouds and wet weather finishes the month from November 28-30.



November Astrology ~ It's in the Stars



The nights are longer and viewing opportunities will be very good this month. Hours of daylight fall from 10 hours and 19 minutes on November 1 to 9 hours and 22 minutes on November 30.

Mercury continues to rise close sunrise and will be lost in the sun's glare for much of the month.

Venus rises in the early morning hours and will be visible for a few hours before sunrise in the eastern sky.

Mars rises in the afternoon and is visible after sunset in the east southeast sky. Look for the moon below Mars on Wednesday, November 25.

Jupiter rises in the late morning and will be viewable after sunset, setting low in the southwestern sky. Look for Jupiter to be above the moon on Wednesday, November 18. 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, November 19, right of the moon on Thursday, November 22.

A Glimpse Ahead

December Weather Outlook: December is expected to experience near normal temperatures.

Precipitation: is expected to total drier than normal. Favored dates for heavier precipitation center on December 1, 2, 5, 13, 14, 15, 22, 26, 27, 30, and 31.

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-normal temperatures with near-normal precipitation.

November Folklore



*If there's ice in November that will bear a duck,
there'll be nothing after but sludge and muck.*



*If trees show buds in November, the winter will
last until May.*

Ice in November brings mud in December.

A heavy November snow will last until April.





Rooster Ag'

R E A L T Y

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. 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—Grafton Township—101± acres/75± tillable acres. Excellent Location with frontage along Route 47. Good cash rental income. **\$9,900 per acre**

McHenry County—Marengo Twp—42.39 acres/41 tillable acres. Located off Kishwaukee Valley Road, just west of Route 23. Good cash rental income. Formerly slated for development. *CONTRACT PENDING*

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. Excellent 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**



View our listings as well as more information at Rooster Ag' ONLINE AT: WWW.ROOSTERAG.COM



Rooster Ag'
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Monthly Normal

NOVEMBER 1-7

AVG. HIGH **53**

AVG. LOW **32**

SUNSHINE **42%** OF
DAYLIGHT HOURS

Precipitation **0.58**

NOVEMBER 8-14

AVG. HIGH **49**

AVG. LOW **29**

SUNSHINE **40%** OF
DAYLIGHT HOURS

Precipitation **0.42**

NOVEMBER 15-21

AVG. HIGH **46**

AVG. LOW **27**

SUNSHINE **36%** OF
DAYLIGHT HOURS

Precipitation **0.51**

NOVEMBER 22-28

AVG. HIGH **42**

AVG. LOW **24**

SUNSHINE **32%** OF
DAYLIGHT HOURS

Precipitation **0.45**



*** Denotes Sales by Rooster Ag' Realty

RECENT COMPARABLE FARMLAND SALES/CLOSE

Date	County	Twnshp	Acres	Price/Acre	Date	County	Twnshp	Acres	Price/Acre
09/20	Carroll	Salem	314.0	\$10,385	08/20	Lee	Willow Creek	75.0	\$7,018
09/20	DeKalb	Franklin	195.0	\$9,155	09/20	Lee	Brooklyn	80.0	\$8,100
09/20	DeKalb	Kingston	80.0	\$8,915	10/20	*** McHenry	Dorr	92.3	\$6,715
09/20	Kane	Kaneville	50.2	\$10,250	09/20	Ogle	Scott	179.0	\$9,000
08/20	LaSalle	Bruce	79.0	\$9,585	08/20	Winnebago	Seward	180.0	\$6,667

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 or calling 608-329-4210.



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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 & Somonauk 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. **CONTRACT PENDING**

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 depreciable 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 improved/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**