



Rooster Ag'

Farmland Real Estate · RA Commercial Properties
Farm Management · Federal Crop Insurance
Gold Standard Farm Appraisal Services

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Office/Fax · (815) 333-4354

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



Family Owned & Operated

December 2020

THE GUY



Ever since I can remember, everybody always had a **Guy** they could count on to get a specific job done. In Greek Mythology, there was a philosopher named Diogenes, who was a cynic; he trusted no one. Diogenes, through his quest of searching for an honest man, would hold a lantern up to a man's face to get a good look at them and their character, essentially looking for a **Guy** he could trust to help lead him through his quests in life. My Dad even had his own Diogeneses of sorts: he had a seed guy, chemical guy, fuel guy, butcher, insurance guy, a guy to cut his hair—a consortium of **Guys** he could trust who were honest good **Guys**. As I became a teenager, I started to assemble my own list of **Guys**. I had a **Guy** who would buy me beer, help me work on my car, bale hay, go hunting with—you know the important things in life. When I entered my professional Ag career, I realized that the Ag sector was assembled of a select group of **Guys** and gals who had to be honest good **Guys**. As our clients, the Farmers were seasoned veterans like Diogenes looking for **Guys** they could trust to supply them with advice, products, and services. These farmers could spot a line of BS a mile away, no lantern required, which created unlimited opportunity for a hardworking, honest man to become **The Guy**. Through this philosophy, Rooster Ag' assembled its team and processes to create an extensive network to provide agricultural advice, products and unmatched service all in the old-school Diogenes approach to be the first ones you think of when you or someone you know needs a **Guy**.

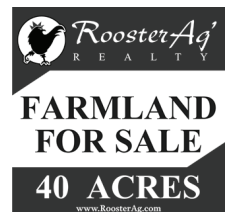


WAY OF LIFE

Back in 1975, I knew I wanted to be involved in Agriculture. When I told my Dad I wanted to be a farmer, he said, "Joseph there is no money in farming, it will simply provide you with a **Way of Life**." Back then the part Dad had not yet realized was, while yes it provides you with a **Way of Life**, this particular **Way of Life** provided farmers the opportunity to buy land. As a farmer, they became real estate investors who became the true victor that now enjoy the spoils of investing in dirt as part of their **Way of Life**. It has taken me years to understand the value and the wealth that owning land can create. I have passed this insight on to my customers, clients and now my youngest son, all of whom I encourage to become farmland real estate investors while enjoying their own chosen **Way of Life**.

2020 LAND SALES UPDATE

2020 started out with high expectations. I told my crew if no one flies a plane into a building, we don't have a financial crisis, and nothing crazy happens, we were poised to have an exceptional year. Then COVID hit, and all big farm deals went from quick close to tied up with contingencies, waiting initially to see the impact of COVID then the outcome of the election. However, we saw a big change in smaller farm parcel sales i.e. 10-50 acres that started getting contracted with quick closings at what we perceived was at premium price points per acre. Buyers looking to start hemp, organic/regenerative and vegetable farming operations, people looking to de-urbanize and get out of the cities. Now here in the last quarter, the small farm trend still continues and the big farm deals are starting to close. Have a desire to buy or sell a farm? Big or Small, give us a call, we will meet you at your kitchen table to help you get a good start on 2021.





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.



December Weather Outlook

Monthly Summary

Temperatures are favored to average near normal. Precipitation is expected to total drier than normal.

Expect a passing winter storm December 1-2. For the most part, December 3-12 is favored to be a dry period with occasional light precipitation events. Clouds and passing snows are expected from December 13-15.

Precipitation is expected to total on the light side from December 16-21. Clouds and light snow are favored from December 22-24.

Sunny on Christmas Day. Look for a significant snow December 26-27.

Some sun December 28-29. Rain to snow December 30-31.

A Glimpse Ahead

January Weather Outlook:

January is expected to experience warmer than normal temperatures.

Long-Range Weather Outlook

February expect warmer than normal temperatures with below normal precipitation.

March expect colder than normal temperatures with below normal precipitation.



COVER.NET

Winter Fun Facts

The average snowflake falls at about 3 mph.

While it seems counterintuitive, Earth is actually closest to the sun in December, even though winter solstice is the shortest day of the year.

Millions of monarch butterflies fly to Mexico for the winter. They are the only insect that migrates to a warmer climate that is 2,500 miles away each year.

All snowflakes have 6 sides.

Sunsets are typically prettier in the winter. Cold, non-humid air is clearer than warm summer air, which allows the colors of the sun to shine through more clearly.



December Astrology ~ It's in the Stars

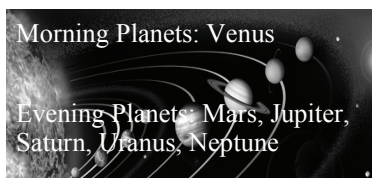
The Winter Solstice takes place on Monday, December 21, at 5:02 am Central Time. The longest night and shortest day of the year marks when the sun's overhead rays are directly over the Tropic of Capricorn.

Mercury continues to rise close to 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 southeastern sky. Look for Venus below the waning crescent moon on Saturday, December 12.

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, December 16. 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 Wednesday, December 16.



Full Moon, Tuesday, December 29th



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. *CONTRACT PENDING*

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-foot electric irrigator which covers 113 tillable acres. Good cash rental income. **\$8,800 per acre**

Henry County—Annawan Twp—51± acres/50 tillable acres. Located east of Highway 78 on the north and south side of Lathrop Street south of I80 in Annawan, IL. Excellent Soils with a PI of 138.7/ Good cash farm rent income & billboard income. **\$11,900 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** *SOLD!*

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**

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. **\$6,370 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. 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)**

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**

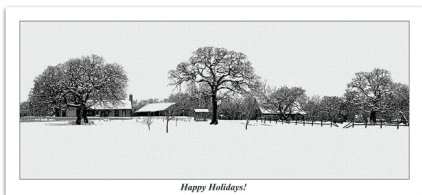
Kane County—Big Rock Twp—8.14± acres/5.11± tillable acres. Two, 4+ acre buildable lots with 630± feet of frontage along the west branch of the prestigious Big Rock Creek. Beautiful location for your dream home, or make it your peaceful weekend getaway with hunting and bonfires. **\$249,900 per lot.**



View our listings as well as more information at Rooster Ag' at: www.roosterag.com



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~Normals for the Month~

NOV 29 - DEC 5	DEC 6 - 12	DEC 13 - 19	DEC 20 - 26	DEC 20 - 26
AVG. HIGH 39	AVG. HIGH 36	AVG. HIGH 34	AVG. HIGH 32	AVG. HIGH 30
AVG. LOW 21	AVG. LOW 19	AVG. LOW 16	AVG. LOW 12	AVG. LOW 12
SUNSHINE 38%	SUNSHINE 40%	SUNSHINE 42%	SUNSHINE 41%	SUNSHINE 42%
Precipitation 0.67	Precipitation 0.42	Precipitation 0.54	Precipitation 0.49	Precipitation 0.42

*** Denotes Sales by Rooster Ag' Realty

RECENT COMPARABLE FARMLAND SALES/CLOSE

Date	County	Twncshp	Acres	Price/Acre	Date	County	Twncshp	Acres	Price/Acre
09/20	DeKalb	Afton	78.0	\$9,472	08/20	LaSalle	Bruce	79.0	\$9,585
09/20	DeKalb	Kingston	79.0	\$9,154	09/20	LaSalle	Mission	158.0	\$9,053
10/20	DeKalb	Victor	66.0	\$10,000	10/20	*** McHenry	Dorr	92.3	\$6,715
10/20	Kane	Hampshire	77.0	\$12,695	09/20	McHenry	Coral	162.0	\$6,715
09/20	Kane	Kaneville	50.0	\$10,253	08/20	*** McHenry	Seneca	30.4	\$8,000

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.



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 DeKalb County**

Big Rock, IL—Commercial Building—5,200 square feet of building space. This building features a 2,100sf shop and 500sf office/living space. Each unit 1.5 bathrooms. 2 overhead doors. Recently updated! **\$249,900 *Agent Owned**

Hinckley, IL—Commercial Building—2,600± square feet of building space. This building features a shop, office, bathroom & (2) 10'x27' garages with overhead doors. **\$149,500 *Agent Owned**

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**

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**