



# Rooster Ag'



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

www.roosterag.com

Office/Fax · (815) 333-4354

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



*Family Owned & Operated*

*March 2021*

## Get By



During Tyler and my work week, a song on the radio called “**Get By**” got my attention. Afterwards, the words to the song resonated through me of how we all **Get By** and have gotten by from COVID changing all our lives and how we all had to adapt to **Get By**. How we have all, over time, lost loved ones and had to cope with our lives from that point forward and find a way to **Get By**. We all found a way to **Get By** during the financial crisis of 2008, where I sat in silence looking back at, what at the time, were good decisions that I had made that turned into turmoil, forcing Kelly and I to change our lives and find a way with all those kids to **Get By**. After the passing of my Mother when I was 9 years old, and how my Sisters rallied, held our Family together, and somehow found a way for us all to **Get By**. As I go through life, I see and hear the good, the bad and the ugly, but I am comforted by the fact that, one way or another, what's meant to be, will be. We all have to lean on each other and find a way to do what we can to **Get By**.

## Dalton



As we go through life, we keep our eyes open for dynamic individuals to add to our Rooster Ag' team. **Dalton** Jahntz is just that type of guy. We have been lucky enough to know the Jahntz Family and **Dalton** for 15 years through our experience with youth hockey. We reconnected last summer with **Dalton** and quickly realized that his dynamics on the ice had passed on into his business life and we needed him to be part of our team. **Dalton** has a business administration degree with an emphasis in sales, marketing and real estate property management from the University of Wisconsin-Stout in Menomonie, Wisconsin. **Dalton** has an extensive background as an account manager, creating business structure, marketing plans and filling customers' needs. We have brought **Dalton** on to manage our Gold Standard farmland appraisal division to implement his education and experience to provide the Gold Standard of what Rooster Ag' and our customers desire and expect. We are proud to add this dynamic individual to our Rooster Ag' team. Welcome aboard, **Dalton**!

## Ancillary Benefits

Early one morning I awoke with the words “**Ancillary Benefits**” in my head. What is an **Ancillary Benefit** and why was it on my mind? So, I looked it up. **Ancillary** means “an aid to achieve or master something difficult.” **Ancillary Benefits** are add-ons to health plans, like “vision, dental and life insurance.” So that's it, I must have been dreaming about all the **Ancillary Aids and Benefits** of the **Rooster Ag divisions**. **Federal Crop Insurance** with **Ancillary** add-ons like RAMP, Wind/Hail and now the new Enhanced Coverage Option (ECO), which depending on what County you're in, looks like it may be the way to go. In **Farm Management**, **Ancillary Benefits** of fair rent formulas are based on facts not emotions, data collection, prescribed fertilizer rates per field, proof of insurance identifying the landowner as additional insured as well as confirmation of enrollment in government programs and the best part, rent collection and delivery of the funds to the landowner on an annual basis. In **Gold Standard Farmland Appraisals**, a formulated, accurate value of farmland with **Ancillary Benefits** as to values of houses, buildings, machine sheds, grain facilities, livestock facilities, cell towers, wind turbines, solar farms, conservation easements, ownership interest and lack of marketability. **Farmland Real Estate**—besides the pride and mystique of owning land—has the **Ancillary Benefits** of farm rents cash on cash returns (ROI), long-term Internal Rate of Return (IRR) from the appreciation of the assets, tax write-offs from tile, buildings, irrigation, fencing or other improvements on the farm. The ultimate **benefit** of owning a piece of the planet to walk, fish, hunt, camp, grow your own sweet corn and vegetables, have picnics, enjoy family and friends, de-urbanize and unwind... Ah the **Ancillary Benefits** of all things Ag. Have questions? Give us a call and we will meet you at your office, shop or kitchen table to discuss what came to me in a dream that our team can provide in **Ancillary Benefits**.



# 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.



Sunday,  
March 28  
Worm Moon



## February Weather Outlook

### Monthly Summary

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

Mostly sunny skies are expected to dominate the opening week of the month from March 1-8 with only slight chances for clouds and light precipitation coming on March 3 and 7.



A winter storm is favored on March 9 with colder and sunnier skies March 10-11. A rain-to-snow event is expected from March 12-14. Mostly sunny and drier weather is favored from March 15-18.

Slight chance for clouds and precipitation on March 19 and 20. Sunny on March 21 and 22. Passing showers on March 23 and 24. Sun on March 25 and 26. Clouds with passing showers from March 27-30. Sun on March 31.

### April Weather Outlook

April is expected to experience cooler than normal temperatures.

**Precipitation** is expected to total above normal. Favored dates for heavier precipitation are April 3, 7, 10, 11, 13, 14, 17, 18, 22, 25, 27, 28, 29 and 30.

### Long-Range Weather Outlook

**May** outlook favors slightly cooler temperatures and slightly above precipitation.

**June** weather calls for near normal rainfall and near normal temperatures.

**July** expect warmer than normal temperatures with near normal precipitation.



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

We'll enjoy an increase of 1 hour and 24 minutes of daylight and the sun will be setting after 7 p.m., thanks to Daylight Saving Time which begins on Sunday, March 14. Spring begins on Saturday, March 20 at 4:37 a.m.

**Mercury, Jupiter and Saturn** rise together in the early morning just before sunrise. Saturn leads the way, followed by Mercury and then Jupiter. Mercury will get passed by Jupiter on Wednesday, March 3. Mercury will be the toughest of the three planets to view as it will be the lowest in the sky.

**Mars** rises in the morning hours and is visible after sunset in the southwestern sky. Look for the moon to the left of Mars on Thursday, March 18. Mars will be visible throughout the month.

**Jupiter and Saturn** rise and set closely together and will be in better view during the morning hours before sunrise especially after Friday, March 19.



Morning Planets: Mercury, Saturn & Jupiter  
Evening Planets: Mars, Uranus & Neptune

### March Full Moon Trivia.....

The full moon that appears in March is called the Worm Moon. Native Americans called this last full moon of winter the Worm Moon after the worm trails that would appear in the newly thawed ground. The more northern Native American tribes knew the March full moon as the **Crow Moon**, when the cawing of crows signaled the end of winter, or the **Crust Moon**, because the snow cover becomes crusted from thawing by day and freezing at night, or the **Sap Moon**, marking the time of tapping maple trees. Other names include the **Chaste Moon** and the **Death Moon**. Christian settlers also called this the **Lenten Moon** and considered it the last moon of winter.



# Rooster Ag'

R E A L T Y

## Farms for Sale

**Boone Co—Poplar Grove Twp—135.84 acres/117 tillable acres. Former Development Property!** Located at the SEC of Route 76 & Whiting Road in Poplar Grove. The property includes (2) commercial lots along with pre-paid development fees. **\$9,500 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. **\$340,000.00**

**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' 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—Burlington/Plato Township—236.00 acres/226.00 tillable acres. Located between Burlington & Campton Hills off Burlington Road.** Includes a 2-story farmhouse with a 4,000+/-sf machine shed along with multiple outbuildings. **Divisible via the north 63 acres & the south 173 acres. Under Contract**

**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. **Under Contract**

**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 options from 20 to 40 acres. \$9,250 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. **Under Contract**

**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. **Under Contract**

**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**

**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. **Under Contract**



View our listings as well as more information at Rooster Ag' at:

## ROOSTER AG' DIRECTORY



Kelly Ludwig	COO, Designated Managing Broker, Owner	(630) 546.8267
Stason Ludwig	CEO	(815) 762.2136
Jason Desplinter	Farm Manager, Independent RE Broker	(309) 644.2055
Steve Edwards	Farm Manager, Independent RE Broker	(630) 774.7470
Brian Bark	Crop Insurance Agent/Service	(815) 509.6568
Karl Viskne	Crop Insurance Agent/Appraisal Services	(630) 770.8708
Tyler Creath	Real Estate Broker/Service	(815) 451.1152
Joe Ludwig	COB, Real Estate Broker, Owner	(630) 774.5887



1100 S. County Line Rd.  
PO BOX 297  
Maple Park, IL 60151



~Normal for the Month~

<b>FEB. 28 TO MAR. 6</b> AVG. HIGH <b>42</b> AVG. LOW <b>23</b> SUNSHINE <b>51%</b> DAYLIGHT HOURS <i>Precipitation 0.47</i>	<b>MARCH 7 TO 13</b> AVG. HIGH <b>44</b> AVG. LOW <b>25</b> SUNSHINE <b>48%</b> DAYLIGHT HOURS <i>Precipitation 0.56</i>	<b>MARCH 14 TO 20</b> AVG. HIGH <b>47</b> AVG. LOW <b>27</b> SUNSHINE <b>51%</b> DAYLIGHT HOURS <i>Precipitation 0.55</i>	<b>MARCH 21 TO 27</b> AVG. HIGH <b>50</b> AVG. LOW <b>30</b> SUNSHINE <b>54%</b> DAYLIGHT HOURS <i>Precipitation 0.59</i>	<b>MAR. 28 TO APR. 3</b> AVG. HIGH <b>54</b> AVG. LOW <b>33</b> SUNSHINE <b>54%</b> DAYLIGHT HOURS <i>Precipitation 0.64</i>
---	---	--	--	---

🐓 Denotes Sales by Rooster Ag' Realty

**RECENT COMPARABLE FARMLAND SALES/CLOSE**

Date	County	Twnshp	Acres	Price/Acre	Date	County	Twnshp	Acres	Price/Acre
12/20	DeKalb	Clinton	79.0	\$7,224	12/20	Kendall	Kendall	81.0	\$11,705
12/20	DeKalb	Victor	80.0	\$9,588	12/20	Kendall	Seward	73.0	\$8,042
12/20	Kane	Burlington	40.0	\$9,100	01/21	Lee	Alto	150.0	\$8,250
12/20	Kane	Kaneville	155.0	\$9,154	01/21	Lee	Nachusa	70.0	\$10,170
02/21	🐓 Kane	Big Rock	174.8	\$10,150	01/21	Ogle	Buffalo	100.0	\$9,675

*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.*



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 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—46.29± acres/34.61± tillable acres. Excellent location off Finley Road & Scott Road just southwest of Route 47 & the new I88 interchange. Perfect organic site! \$990,000.00**

**Kane County—Big Rock Twp—8.98 acres. Located at the SEC of Route 30 & the future Dauberman extension. Zoned MCU—Mixed Use Commercial. Includes a house along with multiple well-maintained outbuildings. \$595,000**

**Kane County—Big Rock Twp— 3.75 acres. Located at the SWC of Route 30 & the future Dauberman extension. Zoned MCU—Mixed Use Commercial. Excellent location to open your business! \$250,000**

**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**