



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

April 2021

Land Grab



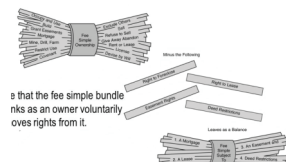
In late November of 2020, we started getting calls from Investors who were finally able to sell off their business entities and assets. They had enough of the stress and workload they had endured and were ready to cut loose of their lifetime's work and reposition their wealth into the safe-haven investment of farmland via 1031 trade for a steady cash-on-cash ROI along with an easier, more enjoyable lifestyle. Development properties started closing, pumping more funds into the 1031 farmland trade market. Investors in the stock market started taking out some profits and investing in dirt. People looking to de-urbanize started buying smaller parcels with cash, and borrowed funds as interest rates were at all-time lows. Then grain prices started to rally, giving optimism for increased revenue to the farmer, which drove land prices up to match the Sellers' price point expectations, as \$25 per acre more cash rent divided by 3% net ROI increases land values by \$833 per acre. All these factors started a **Land Grab** like never before, and it is still in full swing. We are currently seeking over \$100 million in land to fulfill the Buyers' needs. One thing an investor in Land needs is farmers, they are who we look to create mutual, beneficial, long term, lifetime relationships and leases with the pro farmers of today. Sales with lease back options to the Seller or their tenant have proven to be fruitful and a good way for farmers to expand their operations through this **Land Grab**. We are qualifying each buyer via location desired, total funds to invest, return on investment and price per acre expectations, as well as the timeline to get the farms bought. We are canvassing Illinois and Iowa in an effort to fulfill the desire of the Investors. Want in? Give us a call and we will meet you at your office, shop or kitchen table to get you in on this unprecedented **Land Grab**!

Internal Rate of Return (IRR)

Calling all Landowners! With how quickly the land market moves, it is hard to know exactly what your land is worth. We cannot just look up what the stock's worth at any given time to determine the value per acre of your specific farm, but we have come up with an option for that. Now through the end of May, Investors of farmland are entitled to a discount that our Gold Standard Farmland Appraisal division is currently offering on Land Portfolio Appraisals. Investors of farmland have been finding our Appraisals beneficial as our proprietary system indicates what the true, undisputable and unbiased market value of the farm asset is today. We can then cross-reference the findings of the Appraisal with the original purchase price to determine what your **Internal Rate of Return (IRR)** has been over the course of ownership on top of your annual cash rent, cash on cash return on investment (ROI). Sounds interesting? If so, give Dalton a call at (630) 525-1431 to receive a quote on appraising your portfolio of farm land assets.

Bundle of Rights

When you own land, you also possess what they call a **Bundle of Rights**. Visualize your rights as a bundle of sticks. Each stick is a right, power or privilege: air rights, mineral rights, taxation rights, leases, easements, mortgages, etc. Take away these sticks/rights one by one, and the value drops. Example: Kane County's farmland preservation. The stick with the right to build houses on the property has been removed along with some of the future value. Give us a call, and we will meet you at your kitchen table and share a story or two about the **Bundle of Rights**.





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.



Monday,
April 26
Pink Moon



April Weather Outlook

Monthly Summary

Temperatures are favored to average cooler than normal. Precipitation is expected to be below normal for the first half of the month and above normal the second half of the month.



Sun is expected on April 1 and 2 with showers moving in from April 3-7. I wouldn't be surprised to see some sun mixed in as well. A settled weather pattern and only slight chances for significant precipitation events from April 8-12 as it will be more scattered and less organized. Prospects are fair for rain on April 13 and 14.

Sun is favored on April 15 and 16 with passing showers on April 17 and 18. More sun than clouds is expected from April 19-23 with precipitation prospects being limited. Precipitation chances increase from April 24 to 30. Look for an active period this last week of the month with locally heavy totals possible.



May Weather Outlook

Precipitation is expected to total above normal. Favored dates for heavier precipitation center on May 1, 2, 3, 4, 8, 10, 11, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29 and 30.

Long-Range Weather Outlook

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

July expect warmer than normal temperatures with near normal precipitation.

August expect warmer than normal temperatures with below normal precipitation.

September expect above normal temperatures with above normal precipitation.

April Astrology ~ It's in the Stars



We'll enjoy an increase of 1 hour and 19 minutes of daylight with just over 14 hours of sunlight by the end of the month.

Mercury will be lost in the sun's glare for the month.

Venus will be lost to the sun's glare throughout the month.

Mars rises in the morning hours and is visible after sunset in the northwestern sky. Mars will be visible throughout the month after sunset.

Jupiter rises in the early morning before sunrise and will be visible earlier and earlier each. Look for Jupiter above the moon in the eastern sky around 6 a.m. on Wednesday, April 7.

Saturn rises around 4 a.m. in the eastern sky to start the month and around 2:30 a.m. by the end of the month, so you early risers will get a good view of the ringed planet. Look for Saturn above the moon on the morning of Tuesday, April 6.

April Fun Facts

Historical moments in the month of April

America's first astronauts were announced by **NASA** on April 9, 1959.

The first **Webster Dictionary** was copyrighted by Noah Webster on April 14, 1828.

The **Titanic** sank on April 15, 1912.

The **Revolutionary War** in America began on April 19, 1775.

The United States **Library of Congress** was established April 24, 1800.

Our first President **George Washington** was inaugurated on April 30, 1789.



Rooster Ag'
R E A L T Y

FARMS FOR SALE

Henry County—Kewanee Twp—1,431.00 acres/1,038.21 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**

Lake Co—Newport Twp—100± acres/79.13± 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, 40, 80 or 100 acres. \$9,250 per acre**

McHenry County—Grafton Twp—110.60± acres/83.04± tillable acres: Located on the east side of S. Union Road, adjacent to the Talamore subdivision. Excellent Hunting property for Whitetail & Waterfowl. Great investment opportunity with farm income! **\$10,950 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**

LAND WANTED FOR READY BUYERS

Northern IL north of I-90 into Southern WI: 400 to 1,000 acres.

McHenry Co. west to Jo Daviess Co.: \$5 million, large parcels.

McHenry Co. North of I-90 to the Wisconsin Border: \$500,000. Good soils preferred.

DeKalb Co. north into Southern Wisconsin: \$12 million, large contiguous parcels. Closing in the first ¼ of 2021.

DeKalb Co.: 80 to 160 acres north of Route 30 and south of McGirr Road, between Hinckley & Waterman.

DeKalb Co.: 200 to 400 acres just north or south of Route 30 to LaSalle Co. Large Farms with high soil PI.

DeKalb Co.: 60 to 100 acres, south of DeKalb /Afton Township.

DeKalb Co./Kane Co. (Hinckley, Waterman, Big Rock, Sugar Grove): 100 to 160 acres first time land Buyer looking for base of operation, house, shop, Machine shed; grain facility optional.

Kane Co. to Kendall Co.: 80 acres between Plank Road & Yorkville along or east of Route 47.

Kane Co. (Lily Lake/Campton Hills): 80 to 100 acres.

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



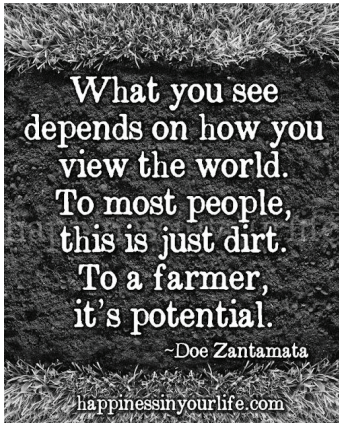
ROOSTER AG' DIRECTORY



Kelly Ludwig	COO, Designated Managing Broker, Owner	(630) 546-8267
Stason Ludwig	CEO	(815) 762-2136
Dalton Jahntz	Appraisal Manager	(630) 525-1431
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



Rooster Ag'
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Maple Park, IL 60151



~Normal for the Month~

APRIL 4 TO 10
AVG. HIGH 56
AVG. LOW 33
SUNSHINE 58%
DAYLIGHT HOURS
Precipitation 0.87

APRIL 11 TO 17
AVG. HIGH 59
AVG. LOW 36
SUNSHINE 55%
DAYLIGHT HOURS
Precipitation 0.91

APRIL 18 TO 24
AVG. HIGH 62
AVG. LOW 38
SUNSHINE 56%
DAYLIGHT HOURS
Precipitation 0.98

APRIL 25 TO MAY 1
AVG. HIGH 65
AVG. LOW 40
SUNSHINE 56%
DAYLIGHT HOURS
Precipitation 0.91



🐔 Denotes Sales by Rooster Ag' Realty

RECENT COMPARABLE FARMLAND SALES/CLOSE

Date	County	Twncshp	Acres	Price/Acre	Date	County	Twncshp	Acres	Price/Acre
12/20	Boone	Belvidere	171.0	\$8,947	12/20	Kane	Kaneville	155.0	\$9,154
12/20	Boone	Spring	51.0	\$7,953	01/21	Kendall	Kendall	76.0	\$9,067
01/21	DeKalb	Cortland	81.0	\$10,897	03/21	🐔 Kendall	Little Rock	101.0	\$9,250
01/21	DeKalb	Mayfield	132.0	\$9,364	01/21	Ogle	Buffalo	100.0	\$9,675
01/21	DeKalb	Sycamore	61.0	\$9,126	03/21	🐔 Ogle	Oregon-Nashua	452.21	\$8,500

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 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 Under Contract

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