



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

It is only the farmer who
faithfully plants seeds in the
Spring, who reaps a harvest in the
Autumn.
B. C. Forbes

Evan Newton
US Agriculture
2010 Grant St.
Evanston, IL 60201

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Rooster Ag'

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



Family Owned & Operated

May 2021

~Normal for the Month~

<p>MAY 2 - 8</p> <p>AVG. HIGH 68</p> <p>AVG. LOW 43</p> <p>SUNSHINE 58 % DAY-LIGHT HOURS</p> <p>Precipitation 0.90</p>	<p>MAY 9 -15</p> <p>AVG. HIGH 71</p> <p>AVG. LOW 45</p> <p>SUNSHINE 59 % DAYLIGHT HOURS</p> <p>Precipitation 0.84</p>	<p>MAY 16 - 22</p> <p>AVG. HIGH 73</p> <p>AVG. LOW 48</p> <p>SUNSHINE 61% DAYLIGHT HOURS</p> <p>Precipitation 0.87</p>	<p>MAY 23 - 29</p> <p>AVG. HIGH 75</p> <p>AVG. LOW 50</p> <p>SUNSHINE 61% DAYLIGHT HOURS</p> <p>Precipitation 0.91</p>	<p>MAY 30 –31</p> <p>AVG. HIGH 78</p> <p>AVG. LOW 52</p> <p>SUNSHINE 62% DAYLIGHT HOURS</p> <p>Precipitation 0.91</p>
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🐓 Denotes Sales by Rooster Ag' Realty

RECENT COMPARABLE FARMLAND SALES/CLOSED

Date	County	Twnsip	Acres	Price/Acre	Date	County	Twnsip	Acres	Price/Acre
03/21	DeKalb	Franklin	160.0	\$10,696	03/21	🐓 Kane	Burlington/Plato	236.0	\$9,000
03/21	DeKalb	Somonauk	163.0	\$10,822	04/21	🐓 McHenry	Grafton	101.0	\$8,910
04/21	🐓 Henry	Alba	122.9	\$8,800	04/21	🐓 McHenry	Marengo	42.4	\$6,428
02/21	Kane	Burlington	35.0	\$8,888	03/21	Ogle	Oregon-Nashua	80.0	\$11,000
04/21	🐓 Kane	Hampshire	167.8	\$10,700	02/21	Ogle	Byron	267.0	\$9,001

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.



RA 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 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 south west of Route 47 & the new I88 interchange. Perfect organic site! \$990,000

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 *Agent Owned UNDER CONTRACT

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

What’s the Rush

Through my real estate career, I have coined a phrase. “*In real estate... he who hesitates is the looser.*” This couldn’t be more true today than ever before in the housing or farmland market. So why and **What’s the Rush?** Like in fishing when the feeding frenzy is on, its time to fish, and when its done, it’s done, and there are no more bites. So, one might say the stars are aligned, maybe? One of our dear friends and client is a Business Astrologer that puts out a newsletter, where she shared this in early April, “The news item I wish to share is that on April 11, 2021 we have a New Moon, always indicative of bold new starts. The key issues with this New Moon are that there is a big pile up of planets in Aries, often an impatient sign, that also has a lot of great ideas. It *wants action*, it wants to *go* and *go fast*, but... all those planets in Aries will conflict with Pluto. This means that the decisions, the actions, the *movement forward* for all of us, involves some sort of ‘hard’ choice, since Pluto is involved. The important thing to remember is to be strategic rather than reactive. Hold a steady pace. This will be important as the Full Moon on April 26 at 7° Scorpio opposite the Sun at 7° Scorpio are in hard angles to Saturn, which says, “wait a minute buddy” and Uranus, which says, “to hell with it, *just break out* and *break away*”! Georgia’s insight sent chills through me, as her clairvoyance and knowledge she gleans is spot on. So, we have to ask, **What’s the Rush?** Simple, the stars are aligned, the supply is gone, and the demand is high. For more insight from Georgia check out Star Cycles at <https://starcycles.com/> and find out more of what Georgia sees as to **What’s the Rush** in our economic environment.

Open Listings

Our real estate division has been in high gear looking to bring farms to the market for the buyers of today. Multiple Sellers have proposed an **Open Listing**. For a split second I thought Why Not?! Here’s why! In our farm market an open listing can spell TROUBLE. The 1031 Investor/Trader has rules they need to follow and only a certain amount of time to apply them! I see it time and time again, the guy who says he wants to sell on an **Open Listing** and decides not to sell, or raises the price, or uses our offer to negotiate a prior arranged agreement. Talk about making a 1031 investor/trader mad, wasting his time and ours, potentially exposing him/her to some serious tax consequences and tarnishing our reputation. If you are looking to sell your farm, we suggest you put it in writing so all parties to the transaction know the farm is really for sale and at a listed price. Give us a call and we will meet you at your conference room, shop or kitchen table, fill out the proper paperwork and get your farm **Sold** with no hard feelings as a result of an **Open Listing!**

What’s Next

Once a farm is sold, **What’s Next?** Who will farm the land? Who will protect this investment? Who will care for the limestone, phosphate, potash, maintaining existing tile, mowing the waterways & ditches, keeping the land enrolled in the government programs, liability insurance, scouting the field...the list goes on and on. At Rooster Ag’ we find in most cases that the guy selling, or his current tenant is the **most** likely tenant for the job. They know the land and what it takes to make it work; However, in some cases a new tenant is needed. Rooster Ag’s Farm Management team has devised a system for tenant selection which revolves around a formulated lease that is based on facts, not emotions, which helps to determine the **absolute** most desirable tenant for the farm. This Farm Management approach is as an added benefit to investors purchasing land that has been well received by all involved. Have questions? Give us a call, we will meet you at your conference room, shop or kitchen table to discuss **What’s Next!**

Weather Almanac

by Meteorologist Frank Watson



Wednesday,
May 21st
Flower
Moon



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.

May Weather Outlook

Monthly Summary

Temperatures are favored to average cooler than normal. Precipitation is expected to be above normal.



Clouds and showers are expected to open the month from May 1-4. Clouds and precipitation are favored to taper with some sun from May 5-9. Prospects increase for showers and thunderstorms on May 10-11.



Partly to mostly sunny skies are favored from May 12-14. Some sun on May 15-17.



Showers and thunderstorms are expected from May 18-20. Showers and thunderstorm activity is favored to remain very active from May 21-29 with only short periods of sunny weather. Expect locally heavy totals. Clearing and some sun return to end the month on May 30-31.

Meteor Shower Alert:

Saturday, May 22

May Astrology ~ It's in the Stars



A couple things to look for this month are the Lyrid meteor shower on Saturday, May 22 and a partial lunar eclipse on Wednesday, May 26. We'll enjoy an increase of 56 minutes of daylight with 15 hours of sunlight by the end of the month.

Mars rises in the morning hours and is visible after sunset in the west northwestern sky. Look for the waxing crescent moon below Mars on Saturday, May 15. Mars will be visible throughout the month after sunset. Pullox, part of the Gemini constellation, will be very near Mars much of the month.

Jupiter rises in the early morning in the southeastern sky before sunrise and will be visible throughout the month. Look for Jupiter below the moon on Tuesday and Wednesday, May 4-5.

Saturn rises in the southeastern sky just ahead of Jupiter. Look for Saturn above the moon on the morning of Monday, May 3 and again Monday, May 31.

June Weather Outlook

Precipitation is expected to total near normal. Favored dates for heavier precipitation center on June 14, 12, 14, 15, 16, 17, 19, 22, 23, 24, 26, 28, 29 and 30.

Long-Range Weather Outlook

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.



Morning Planets: Neptune Saturn & Jupiter

Evening Planets: Mar, Mercury

May Fun Facts

Blue jeans were official invented in May of 1873 after Levi Strauss and Jacob Davis obtained a patent for the pants on May 20th.

On May 14, 1804, Lewis and Clark began their trip up the Missouri River.

San Francisco's beautiful Golden Gate Bridge opened May 27, 1937.

On May 20, 1932 Amelia Earhart flew across the Atlantic Ocean, marking the first solo flight by a woman.

The first regular airmail service in the United States began May 15, 1918.



Rooster Ag'

R E A L T Y

FARMS FOR SALE

Boone County—Spring Twp—118.68 acres/116.62 tillable acres. Located off Garden Prairie Road & Carlson Road. **Great soils with a PI of 135.4.** Good cash rental potential. Well drained. **\$11,000 per acre**

Kane County—Campton Twp—168.51 acres/104± tillable acres. Located at the southeast corner of **Route 47 & Route 64** with frontage along Route 47, Route 64 & Anderson Road. Excellent mix of income producing tillable land & wooded acreage. **\$8,950 per acre**

Henry County—Kewanee Twp—1,122.50 acres/783.51 tillable acres. Known to be one of the largest contiguous tracts of land for sale in Illinois. **Divisible!** Good cash rental & CRP Income. **\$6,300 per acre**

Henry County—Kewanee Twp—190 acres/166.68 tillable acres. Mostly tillable with good cash rental income. **Adjacent to the Kewanee 1,122.50 acres. \$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**

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 parcels ranging 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**

McHenry County – Riley Twp—34.36 acres/29.97 tillable acres. Located off Grange Road, west of Route 23. Excellent mix of income producing farmland & recreational hunting land. **\$7,100 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**

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

www.roosterag.com



ROOSTER AG' DIRECTORY



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