



# RoosterAg'

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*

**July 2021**

## Inflation



Now that Covid has subsided we have a new factor to contend with, **Inflation**... I have been waiting on **Inflation** to hit for years. I always believed money, even borrowed money, was better in tangible Real Estate than in a bank account, coffee can or a mattress, as Real Estate assets had the opportunity to appreciate with **Inflation** and the dollar remained a dollar. So after a 15% **Inflation** the asset value went up 15% and the dollar in the mattress was still a dollar that only purchased 85% of what it did prior to **Inflation**. **Inflation** is here and has taken on a life of its own, as people now expect higher prices, the real estate market has responded to the buyers who are spending quickly to tie up houses, apartments, businesses, and farmland to hedge the **Inflation**. Not so much for the current use or value or the ROI the property provides today... but more for what the opportunity is to own that property for its future value of what the property can or may be in the future. In the first quarter of this year the **Inflation** rate was 5%. Based on the velocity of buyers of houses, apartments, businesses, and farmland, I believe 10-15% **Inflation** has arrived. Where at these prices more and more farms are beginning to shake loose as Family Estates are deciding to close out their estates and cash in on the land grab provided as a result of the now Investors funds driven by 1031 trades, low interest rates, grain prices and of course **Inflation**. How long will this last? As long as interest rates stay low **Inflation** will continue, high interest rates will slow the buying which will cease the **Inflation**. Have Questions? Give us a call, we will meet you at your office, conference room, shop or kitchen table to discuss how to benefit from **Inflation**.

## Bit-Corn

In the Spring of 2020, we had some insight that the corn market and crypto currency were both going to rally. We decided to go after the corn market as we did not know jack about Bitcoin. It turned out we were wrong on both accounts, corn dropped...we lost...and crypto exploded...You guessed it, we were not vested in crypto. A month ago one investor, a waiter told me he had been putting his tip money in crypto for 3 years and his portfolio was now \$2.1 million, so he was retiring and touring the United States, then settling in the Philippines to live out his life. Since then, crypto has dropped 57% conversely year over year, cash corn as of today is up 51% and 43% for December of 2021 delivery. So how does one know which way to go? Simple, invest in dirt and go with **Bit-Corn!**



## Estate & Gift Tax

Late last summer our appraisal division started getting calls from clients scrambling to get ahead of the potential change in administration and huge proposed changes to **Federal Estate and Gift Tax**. This was a solid plan to preserve their wealth by gifting their farms to their heirs prior to the proposed changes that would significantly increase their **Estate Tax** liability. Well, the clock is still ticking as the proposed law would take effect immediately upon the signing of the new law by President Biden. If passed, effective January 1, 2022 the **Estate Tax** exemption would be \$3,500,000 and **Gift Tax** limited to \$1,000,000 versus its present levels of \$11,700,000 each for **Estate and Gift Tax**. As I always say, "in real estate, they who hesitate is the loser" Its time to move, contact your Attorney and get started. If you have any questions or need an appraisal, give Dalton a call to get a start in preserving your wealth before any changes in **Estate and Gift Tax**.



# Weather Almanac

by Meteorologist Frank Watson



Friday,  
July 23rd  
Buck 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.

## June Weather Outlook

### July Summary

 Temperatures are favored to average warmer than normal. Precipitation is expected to be near normal.

After a quiet opening day on July 1, expect passing thunderstorms from July 2-6. Sun is favored on July 7-8. Passing period of showers and thunderstorms from July 9-13. Sun on July 14.

 Very summer-like with sun, showers and thunderstorms from July 15-22. Cooler and sunny from July 23-25. Showers and garden variety thunderstorms from July 26-29. Sun to end the month on July 30-31.



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



**Mercury** will be a faint speck low in the northeast sky before sunrise as we open the month. Mercury will be to the right of the mostly darkened full moon the morning of Thursday, July 8. Mercury will be eventually lost to the sun's glare by mid month.

**Venus** can be seen setting in the northwest sky throughout the month at dusk. Look for Venus to the left of the crescent moon on Sunday, July 11.

**Mars** is trailing Venus at dusk in the northwest sky as it sets and should be viewable for the opening week of the month.

**Jupiter** rises a few hours after sunset and will be visible throughout the overnight hours. Look for the moon below Jupiter on Monday, July 26.

**Saturn** rises a few hours after sunset and before Jupiter in the southeast sky and will be visible during the overnight hours. Look for Saturn to the right of Jupiter and to the upper left of the moon on Saturday, July 24.

### August Weather Outlook

August is expected to experience warmer than normal temperatures.

**Precipitation** is expected to total below normal. Favored dates for heavier precipitation center on August 1, 3, 5, 6, 10, 11, 12, 17, 20, 21, 25, 26, 28, and 31.

**September** expect above normal temperatures with above normal precipitation.

**October** outlook favors cooler than normal temperatures and near normal precipitation.

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★ **Delta Aquarids meteor shower occurs from** ★  
★ **July 12 to August 23. They will peak the** ★  
★ **night of July 28 and morning of July 29.** ★  
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### July Fun Facts

On July 5, 1946, the world's first bikini was unveiled.

July 6th is a pretty delicious day, as it's National Fried Chicken Day.

It's National Watermelon Month, National Hot Dog Month, and National Ice Cream Month. Yum!

July was an important time for the space race of the '60s. The first crewed mission to the moon, the Apollo 11 Mission, launched on July 16, 1969. Four days later, on July 20, 1969, Neil Armstrong made history by taking the first step on the moon while declaring, "That's one small step for man, one giant leap for mankind!"

1884 - Dow Jones and Company published its first stock average. The company was founded by three reporters: Charles Dow, Edward Jones, and Charles Bergstresser.



**Rooster Ag'**  
R E A L T Y

**FARMS FOR SALE**

**Boone County—Flora Township—81.69 acres/75.88 tillable acres.** Located at the intersection of Flora Church Road & Cherry Valley Road on the Boone/DeKalb County Line. **Excellent soils with a PI of 138. \$11,000 per acre**

**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.** Well drained, recently tiled. **\$11,000 per acre (Under contract)**

**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**

**LaSalle County, Mission Twp—103.23± acres/80± tillable.** Located just south of Sheridan, IL with frontage along the south side of N. 3959<sup>th</sup> Road. **Excellent mix of income producing farmland & recreational/hunting land** with frontage along the Fox River. **\$7,450 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 – 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](http://www.roosterag.com)**



**ROOSTER AG' DIRECTORY**



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**~Normal for the Month~**

June 27 to July 3	July 4 to 10	July 11 to 17	July 18 to 24	July 25 to 31
Avg. High 84	Avg. High 84	Avg. High 84	Avg. High 85	Avg. High 84
Avg. Low 59	Avg. Low .60	Avg. Low 61	Avg. Low 61	Avg. Low 61
Sunshine 70% Daylight Hours	Sunshine 72% Daylight Hours	Sunshine 72% Daylight Hours	Sunshine 74% Daylight Hours	Sunshine 70 Daylight Hours
Precipitation 1.04	Precipitation 0.99	Precipitation 0.98	Precipitation 0.98	Precipitation 0.98

Denotes Sales by Rooster Ag' Realty

**RECENT COMPARABLE FARMLAND SALES/CLOSED**

Date	County	Twtnshp	Acres	Price/Acre	Date	County	Twtnshp	Acres	Price/Acre
04/2021	Boone	Flora	147.0	\$8,900	04/2021	Henry	Alba	123.0	\$8,800
05/2021	DeKalb	Paw Paw	117.0	\$9,099	05/2021	Kendall	Fox	193.0	\$9,533
04/2021	DeKalb	Sycamore	240.0	\$10,200	04/2021	Kendall	Lisbon	84.0	\$9,636
05/2021	Henry	Kewanee	118.4	\$5,625	04/2021	Lee	Palmyra	260.0	\$9,998
05/2021	Henry	Kewanee	210.5	\$9,000	04/2021	Lee	Viola	172.0	\$9,311

*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.*



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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 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**

**Kane County—Big Rock Twp—268.50 acres. Located north of Route 30 with frontage along Wheeler Road & Davis Road. Limited Time Opportunity. \$39,025 per acre**

**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**