



Rooster Ag'

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

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



Family Owned & Operated

September 2021

The Future Of 1031 Trades & Capital Gains



The Generational Shift is on with Brothers & Sisters of Families raised in the 50's & 60's deciding to disburse their Family Holdings prior to one of the siblings passing on and having their children deal with dividing the Estate with their Aunts & Uncles. That process is in high gear now that a new tax law was proposed that could impact one's future plans to sell the farm or transfer the land from one Generation to the next. The **1031 Trade** changes proposed by the new administration, would put a limit on **Capital Gains** eligible to be deferred to \$500,000 per taxpayer or \$1,000,000 for married couples (if filing jointly) versus the now *no existing limitations*. Additionally, the new Administration has also proposed to raise the **Capital Gains** tax rate from the existing rate of 20% up to 39.6%. This change also suggests increasing long-term **Capital Gains** tax and eliminating the "Step Up Basis" when inheriting property (not good). On a positive note, this proposal would allow family-owned farms to be exempt from **Capital Gains** tax, "if the heirs continue to run the business", which will encourage family farms to stay in the family. Here at Rooster Ag, we understand the intricacies of the Generational Shift and we have effectuated \$100's of millions in **1031 Trades** over the years, multiple with a sale-leaseback to the seller or their tenant. We understand the process and are ready to get to work for you. Give us a call and we will meet you at your kitchen, shop or conference room table to discuss **The Future Of 1031 Trades & Capital Gains**. For more information on how **1031 Trades** work "currently," check out a breakdown provided on our website: <https://www.roosterag.com/what-is-a-1031-exchange/>

Gifting & Estate Tax

Potential changes may impact **Gifting & Estate Tax** planning.... 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 **Gifting & Estate Tax**. This may make you take some serious consideration in completing gifts before 2021 is over. Although there is no certainty that Congress will pass these tax laws it is a good idea to review your estate planning strategies ASAP. Talk with your attorneys and contact us to get your farm properties Appraised by our Gold Standard Farmland Appraisal process, which can be performed in a timely manner to ensure you are maximizing and preserving your legacy. For more information on possible risks the new **Estate Taxes** could have on farms, read the article provided by American Farm Bureau: <https://bit.ly/fbestatetaxes>



2022 Farm Lease

Fall is approaching fast, with the smell of harvest and the optimism of a good crop in the air, that coupled with the for now escalated grain prices has provided us the opportunity to write over 92% of our **2022 Farm Leases**. These leases are based on formulated facts, not emotion, making lease writing a breeze. The formula is well received by landowners and our ever growing tenant base alike. Check out our Cash Rent Calculator for the 2022 crop year on our website at www.roosterag.com/tools-and-resources. If you have questions, give us a call and we will meet you at your shop, conference room or kitchen table to discuss your **2022 Farm Lease**.





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.



Full Moon

September 20



September Weather Outlook

September Summary



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

While we enjoyed a wet start to the growing season, precipitation has diminished the past couple months. I expect this trend to continue at least for the first half of September. The best prospects for precipitation are favored on September 7, 8, 12, 13 and 14. Even then I expect light totals.



Precipitation prospects begin to pick up around September 18-19, with widespread showers expected. Passing showers are favored from September 21-22. Showers expected to close out the month from September 27-29.

September Astrology ~ It's in the Stars



The **Fall Equinox** occurs on Wednesday, September 22 at 2:12pm when the sun's rays fall directly over the equator.



Morning Planets: Uranus, Neptune

Evening Planets: Mercury (dusk), Venus, Jupiter, Saturn

Mercury is an evening planet and is lost in the sun's glare throughout the month.

Venus can be seen setting in the western sky throughout the month at dusk. Look for Venus to the left of the waxing crescent moon on Thursday and Friday, September 9-10.

Mars is setting at dusk in the western sky as it sets and is lost in the sun's glare.

The moon is full on Monday, September 20.

Jupiter rises before sunset and will be visible throughout the overnight hours. Look for the moon below Jupiter on Friday and Saturday, September 17-18.

Saturn rises before sunset in the southeastern sky and will be visible during much of the overnight hours. Look for Saturn to the right of Jupiter throughout the

October Weather Outlook

October is expected to experience warmer than normal temperatures.

Precipitation is expected to total wetter than normal. Favored dates for heavier precipitation center on October 3, 4, 5, 6, 7, 10, 11, 13, 14, 21, 22, 23, 24, 26, 29, 30 and 31.

November weather calls for below normal precipitation and below normal temperatures.

December expect warmer than normal temperatures with below normal precipitation.

January expect warmer than normal temperatures with above normal precipitation.

September Fun Facts

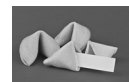
6th Labor Day



11th 911 Remembrance—Never Forget!



13th Fortune Cookie Day—may the odds be in your favor!



18th National Cheeseburger Day - fire up the grill!



20th Pepperoni Pizza Day—go get some pizza!



28th National Good Neighbor Day





Rooster Ag'

R E A L T Y

FARMS FOR SALE

NEW LISTING: Lee County—Willow Creek Township—230 acres/214 tillable acres. Located at the SEC of Paw Paw Road & Winterton Road, just east of I-39. Good soils with a Soil PI of 126.2. Excellent farm rental income. **\$10,950 per acre**

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 (Under Contract)**

Kendall/Kane County—Oswego/Aurora Township—234 acres/209 tillable acres. Located adjacent to the Montgomery Farm & Fleet off Route 30. Additional land available. Excellent Soils with a soil PI of 139.8 **\$12,950 per acre**

LaSalle County, Mission Township—103.23± acres/80± tillable acres. Located just south of Sheridan, IL with frontage along the south side of N. 3959th Road. **Excellent mix of income producing farmland & recreational/hunting land** with frontage along the Fox River. **\$7,450 per acre**

Lake Co—Newport Township—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 Township—61.94 acres/38.38 tillable acres. Excellent location adjacent to the Lenar Talamore Development. Good income potential on the 38+ tillable acres, with recreational acres including woods and a creek line. **\$425,000**

McHenry County – Riley Township—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 Township— 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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~Normal for the Month~

Aug. 29 to Sept. 4	Sept. 5 to 11	Sept. 12 to 18	Sept. 19 to 25	Sept. 26 to Oct. 2
Avg. High.....81	Avg. High.....78	Avg. High.....76	Avg. High.....73	Avg. High.....71
Avg. Low..... 55	Avg. Low.....53	Avg. Low..... 50	Avg. Low..... 48	Avg. Low..... 45
Sunshine..... 68% Daylight Hours	Sunshine..... 62% Daylight Hours	Sunshine..... 61% Daylight Hours	Sunshine..... 66% Daylight Hours	Sunshine..... 67% Daylight Hours
Precipitation 0.94	Precipitation 0.89	Precipitation 0.83	Precipitation 0.76	Precipitation 0.69

🐔 Denotes Sales by Rooster Ag' Realty

RECENT COMPARABLE FARMLAND SALES/CLOSED

Date	County	Twncshp	Acres	Price/Acre	Date	County	Twncshp	Acres	Price/Acre
07/2021	Boone	Bonus	146.00	\$4,938	08/2021	🐔 Kane	Campton	165.71	\$7,950
05/2021	Carroll	Rock Creek	76.00	\$8,970	06/2021	Kane	Hampshire	83.00	\$12,074
08/2021	🐔 DeKalb	Clinton	379.35	\$10,300	07/2021	Kane	Plato	188.00	\$8,986
07/2021	DeKalb	Afton	96.00	\$11,446	02/2021	Kendall	Lisbon	128.00	\$11,000
06/2021	DeKalb	South Grove	155.00	\$7,751	06/2021	Lee	Wyoming	206.00	\$10,203

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.



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DeKalb County—Afton Twp—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 Twp—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—Big Rock Twp—270 acres/250.86 tillable acres. Located on the west side of Big Rock, IL with frontage along Route 30, Wheeler Rd & Davis Rd. Excellent cash rental income as well as income from 2 houses and multiple outbuildings on the farm. \$38,808 per acre

Kane County—Blackberry Twp—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. 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

Kendall County—Oswego Twp—15 acres. Located at the hard corner lighted intersection of Route 30 & 5th Street in Montgomery, IL Adjacent to the Farm & Fleet. Zoned B-3. \$5.51 per square foot.

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