



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

November 2021

What About Junior?



Recently while out on the town I ran across three of my ag industry's customers sons. Surprised as to how time flies and how quick these once boys are now towering men. Our conversation quickly turned from wow have you grown, to what are you doing now? Much to my surprise and dismay, all three were not sure if they were going to stay in the ag industry! Too hard to find land to rent, land to expensive to buy. Dad and Grandpa have things going on, I'm just there to help with whatever. Not all bad, learn the business from the dirt up one might say. But get out of the ag industry? Didn't you guys go to college to study ag? Yah we did! Then why drive nails? Why drive truck? I've seen this for years, farmers have data that they don't use! Why? Because they don't have time! Our young men and women that went to college see and hear things different than what Dad and Grandpa hear and think. Give this new generation a shot, get them off the fertilizer buggy from the early 1940's, let them look over your 20 years of soil test data, yield information, types of fertilizer you've been using, grain marketing practices. Times have changed and the youth is the future of ag. Let them place your seed selections and seeding rates on a field by field basis, rather than however they come out of the shed. Let them set up the auto steer, calibrate the yield monitor, produce the yield maps, study current site specific technology. Let them see if they can help Dad and Grandpa make some money that has been slipping through the fingers. It may just be time for a change, but HOW? WHO? **What about Junior???**

Stagflation

Stagflation is a term coined back in the 1900s. **Stagflation** is a combination of a stagnant economic growth, High unemployment and what we see now high inflation. Real estate investors for decades have expected inflation to come but it never has been realized. As such real estate asset values remained flat. Where now, all of the sudden, we have real estate property inflation, "good for Real estate investors "along with all other commodity inflation, including metals, lumber, food and gas, "bad for the consumer". Unemployment is high, which no one understands why, as every business is looking for employees and there are jobs everywhere needing to be filled. Combine all these factors for the perfect storm of **Stagflation**. All these factors make the dollars buying power weaker than it was 10 months ago. As a result, investors are seeking investments that can outrun the inflation such as foreign bonds, crypto, agricultural goods and of course Farmland. If the inflation is here to stay on food and grain prices, Farmland will continue to be a viable investment, which is always tied to the value of the grain commodity prices and each farms trending increasing yield due to modern farming practices and seed genetics of today. When one invests in dirt you can rest assured when you take a drive to check on your asset. It will always be right where you left it, supporting a sure-fire way to combat today's **Stagflation**. Have concerns? Give us a call, we will meet you at your conference room, shop or kitchen table to discuss how to get ahead of **Stagflation**.

Rising input cost

The news of **Rising Input Costs** has been the front and center of concern for farmers and landowners alike. At the rate these input costs have risen, you would believe it will cut into the profits of the farmer for his 2022 corn crop, which in turn effects a landowner who rents his farm asset to our beloved Farmer. After all, as I was once told, "The product of agriculture is land, as if you don't have land you don't have the Ag Products". So we ran the numbers on the affect of the **Rising Input Cost** has on a farm that can raise a 200 bushel corn crop. We used October 8 of 2020 versus October 8 of 2021 as our date of analysis. Anhydrous nitrogen (N) up 18%, phosphate (P) up 42%, potassium (K) up 48%, herbicide up 7%, seed up 6%, fuel up 33%, Crop Ins, as it tied to the price of corn projected up 21%. Add it all together we calculate a 20% **Rising Input Costs** year over year. Now, when we analyze the price of corn from October 8, 2020 for December 2021 delivery versus October 8, 2021 for December 2022 delivery we find an increase of 25%. As our cash rent formula is tied to the price of corn and a farms average corn production we add our formulated rent in to the rising input cost calculation. Then compare the **Rising Input Cost** to the gross income potential on that farm. Where we find an increase of 15% potential income year over year for the farmer to address additional other rising cost in crop production in an effort to be profitable and combat the **Rising Inputs Costs**.

Weather Almanac



by Meteorologist Frank Watson



Full Moon


November 19th




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.

November Weather Outlook

November Summary

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

 Expect a series of passing showers from November 1-6. Sunny skies will prevail from November 7-9. A mostly cloudy period with light rain from November 10-12. After a day of sun on November 13, expect clouds and rain or snow on November 14-15. Sunny on November 16.

Clouds with showers changing to snow is favored from November 17-21. Lingering clouds but dry on November 22-23. Sunny on Thanksgiving Day, November 25. An active end to the month with clouds and showers from November 26 to 30. Expect rain changing to snow to end the month.

November Astrology ~ It's in the Stars



A partial lunar eclipse will occur during the very early morning hours of Friday, November 19. Beginning shortly after midnight and peaking at 3:03 am, the moon will appear almost fully eclipsed. Hopefully skies will cooperate.



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

Mercury is a morning planet and is low in the eastern sky before sunrise. You'll be able to view it for the first week of the month before it becomes lost in the sun's glare. Look for a sliver of the moon above Mercury on Wednesday, November 3 before sunrise.

Venus can be seen setting in the southwestern sky throughout the month at dusk. Look for Venus to the left of the waxing crescent moon on Sunday, November 7.

Mars is very low on the horizon and difficult to view this month..

Jupiter rises early in the day and will be visible after sunset. Look for the moon below Jupiter on Thursday, November 11.

Saturn also rises earlier in the day and will be visible after sunset. Look for Saturn to the right of Jupiter throughout the month and above the moon on Wednesday, November 10.

November Weather Outlook

December is expected to experience warmer than normal temperatures.

Precipitation is expected to total drier than normal. Favored dates for heavier precipitation center on December 11, 8, 15, 28, and 29.

January expect warmer than normal temperatures with above normal precipitation.

February expect warmer than normal temperatures with near normal precipitation.

March outlook favors warmer than normal temperatures and near normal precipitation.

November Fun Facts

6th National Book Lovers Day



11th Veterans Day



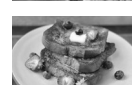
17th Take A Hike Day



23rd National Espresso Day



25th Thanksgiving



226th Black Friday

28th French Toast Day



DeKalb County—DeKalb Township—159.83 acres.155.18 tillable acres.—Under Contract. Premium Class A Farm. Located just 2.3 miles from NIU and 1.20 miles from the DeKalb city limits. Includes a 4 acre farmette with a house, machine shed and barns. **\$17,250 per acre**

Lee County—Willow Creek Township—230 acres/214 tillable acres—Under Contract. 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**

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—80± acres/64.68± tillable acres. Excellent location off of Rt. 173 in Wadsworth, IL. Rare tract for this size and location. Great 1031 Trade parcel. Cash Farm Rental Income. **Divisible via (2) 40 acre parcels. \$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. **\$6,865 per acre**

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**

Kane County -- Kaneville Township -- 42.97 acres/ 42.40 tillable acres. Located east of County Line Road on the south side of Keslinger Road. Great soils with a PI of 136. **\$12,495 per acre**

**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~

Oct. 31 to Nov.6	November 7 to 13	November 14 to 20	November 21to 27	Nov. 28 to Dec.4
Avg. High.....54	Avg. High.....50	Avg. High.....46	Avg. High.....43	Avg. High.....40
Avg. Low..... 32	Avg. Low.....30	Avg. Low..... 27	Avg. Low..... 25	Avg. Low..... 22
Sunshine..... 53% Daylight Hours	Sunshine..... 50% Daylight Hours	Sunshine..... 47% Daylight Hours	Sunshine..... 45% Daylight Hours	Sunshine..... 44% Daylight Hours
Precipitation 0.70	Precipitation 0.76	Precipitation 0.77	Precipitation 0.74	Precipitation 0.68

🐓 Denotes Sales by Rooster Ag' Realty

RECENT COMPARABLE FARMLAND SALES/CLOSED

Date	County	Twtnshp	Acres	Price/Acre	Date	County	Twtnshp	Acres	Price/Acre
09/2021	🐓 Boone	Flora	81.69	\$9,425	06/2021	Kane	Hampshire	140.00	\$11,000
07/2021	DeKalb	Kingston	75.00	\$8,750	06/2021	Kendall	Seward	99.00	\$10,678
06/2021	DeKalb	Mayfield	120.00	\$9,000	08/2021	LaSalle	Osage	124.00	\$8,970
08/2021	Kane	Hampshire	201.00	\$9,894	07/2021	Lee	Sublette	40.00	\$10,000
08/2021	Kane	Sugar Grove	87.00	\$14,406	06/2021	McHenry	Riley	94.00	\$11,302

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 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

Kendall County—Little Rock Twp—20 acres. 2,200 SQFT residential house, large machine shed and 100,000 bushel grain storage. \$495,000