



# Rooster Ag

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

www.roosterag.com

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



*Family Owned & Operated*

**December 2021**



## Getting Important Things Done

In today's times of work from home, health concerns and not having qualified help to get all of the work done, the key thing to remember is we have to adapt to change with these unprecedented times. Who knows what really lies ahead. Sometimes what lies ahead can be combated from looking over our shoulder at the past. If you're feeling overloaded think about this, nearly 100 years ago a management consultant presented the following 'revolutionary' idea to a business owner:

### To Get Things Done:

- Start writing down the five most important things you want to do tomorrow.
- Rank them from one to five in order of their importance.
- Put the list away and get a good night's sleep.
- The next day, get out your list and begin working on the number one ranked job. *Don't worry about the other four, you are working on the most important thing to do that day.* If for some reason you can't complete your number one project, set it aside and go to work on number two but come back to number one as soon as you find you can make more progress on your number one most important job.
- As you go through your day, check off your completed jobs.
- At the end of the day, make your list for tomorrow.

It's been proven over the past 100 years that if you can't get things done with this method, you can't get things done by any other method. **The secret is that it's not important how much you get done, it's important how much you're Getting the Important Things Done.**

## Just Be

My challenge for all of you this holiday season is to Just Be. Nowadays, it is all too easy to get caught up in the hustle and bustle of the holiday season. We tend to lose track of the real reason behind these celebrations. Between shopping trips, decorating, baking, visiting families and friends, and of course that overwhelming pressure for perfection, the 'most wonderful time of the year' can easily turn into a stressful nightmare. In the rat race that the holiday season has become, I have found that we tend to focus too much on what *should be* and forget to **Just Be**. So, instead of worrying about whether or not your house is decorated perfectly, focus on enjoying the process of decorating with your loved ones. Rather than stressing about having to procure a grand meal for your large group of family and friends, allow yourself to reflect on the excitement of simply getting to spend time together. By choosing to focus on the positives of your holiday stressors, you're allowing yourself to **Just Be**. No matter the situation, the outcome will always be positive or negative...ultimately you get the opportunity to choose. Chose to spend your holidays in the way that will make YOU the happiest...it really is that simple. Who knows...you might just find yourself enjoying this holiday season more than ever before by seeing the positives and learning to **Just Be**.

*-Kristi* Marketing Specialist

## Capital Gains Tax

With the generational shift in high gear consisting of 50-to-80-year olds deciding enough is enough, they are selling their life's work off to their children or other investors. A good option for them is to 1031 trade their proceeds into other real estate assets to deferring paying any **Capital Gains Tax**. One hot option in particular is farmland, as it is tangible, i.e., you can drive by it and it's always there. Cash renting the land is way less stressful than many other real estate investments, and there is the mystique in owning farmland like no other investment in the world. But today with farmland inventory low due to the unprecedented land grab from investors and farmers alike, land prices have increased to a price point where several 1031 trade investors who are under strict timeline restraints are opting out of buying dirt and electing to pay the **Capital Gains Tax** at a max of 23.8%, Federal and 4.95% State of Illinois. Thus, putting the cash in their pockets versus paying what they perceive as inflated land prices that only kick off a 1.5% to 2% ROI. This allows them to keep their powder dry and wait for the landgrab to subside, with expectations that more land will become available in the location they prefer with a better projected long-term ROI. If you are thinking about buying or selling, give us a call we will meet you at your conference room, shop or kitchen table and run the numbers to see if it's a good time to buy or sell and/or reinvest or to pay your **Capital Gains Tax**.

# 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**

**December 18th**



## December Weather Outlook

### December Summary



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

The period from Wednesday, December 1 to Tuesday, December 7 is favored to be dominated with sunny skies with slight chance of light snow on December 1 and 4. Colder temperatures with light snow is possible from December 8-11. Sunny skies from December 12-14. Rain possible on December 15.

A period of diminished precipitation activity is likely from December 16-27. A month-ending snow event is possible from December 28-31.

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



Twelve Zodiacs

The day we all have been waiting for, the start of winter. The sun's rays will be directly over the Tropic of Capricorn signaling a time of rebirth and the longest night here in the northern hemisphere. This magical time occurs on December 21 at 9:59 am.

Mercury is an evening planet and is lost in the sun's glare. Viewing prospects become better in January.

Venus rises after sunrise but can be viewed setting in the southwestern sky throughout the month after sunset for a few hours. Look for Venus above the waxing crescent moon on Monday, December 6.

Mars is low in the southeastern horizon and should be viewable before sunrise.

Jupiter rises early in the day and will be visible after sunset. Look for the moon below Jupiter on Wednesday, December 8.

Saturn also rises earlier in the day and will be visible after sunset. Look for Saturn to the right of Jupiter

### Solar Eclipse on December 4, 2021

You'll have to travel a long way to Antarctica to see the total phase of this total solar eclipse. Parts of southern Africa, including locations in South Africa and Namibia, will see a partial solar eclipse.

### January Weather Outlook

January is expected to experience warmer than normal temperatures.

**Precipitation** is expected to total drier than normal. Favored dates for heavier precipitation center on January 10, 11, 14, 17, 21, 22, 23, and 24.

**February** expect warmer than normal temperatures with near normal precipitation.

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

**April** expect colder than normal temperatures with near normal precipitation.



**Morning Planets: Mars**

**Evening Planets: Mercury, Venus, Jupiter, Saturn, Uranus, Neptune**

### December Fun Facts

**1st National Pie Day**



**7th National Pearl Harbor Remembrance Day**



**15th National Cupcake Day**



**20th National Sangria Day**



**24th Christmas Eve**

**25th Christmas**

**31st New Years Eve**





## **FARMS FOR SALE**

**Kendall/Kane County—Oswego/Aurora Township—234 acres/209 tillable acres—Under Contract.** 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—Under Contract.** 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 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. \$9,950 per acre**

**McHenry County—Grafton Township—61.94 acres/38.38 tillable acres. Excellent location adjacent to the Lennar 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– Under Contract.** Located east of County Line Road on the south side of Keslinger Road. Great soils with a PI of 136. **\$12,495 per acre.**

**Kane/DeKalb County – Burlington/Sycamore Townships – 227.36 +/- acres/ 212.05 +/- tillable acres.** This rare farm is located on Lakin Road just north of Route 64. Mostly tillable with excellent soils. Soil PI is 134.8. **\$12,695 per acre.**

**Bureau County – Walnut Township – 146.43 +/- acres/ 137.70 +/- tillable acres.** Located southeast of Walnut at the SEC of County Road 1200 E & County Road 2600 N Avenue. This well maintained farmland is 94% tillable. **\$9,850 per acre.**



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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. **\$29,908 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—Under Contract. 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**



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



**~Normal for the Month~**

Nov. 28 to Dec.4	December 5 to 11	December 12 to 18	December 19 to 25	Dec. 26 to Jan.1
Avg. High.....40	Avg. High.....37	Avg. High.....34	Avg. High.....32	Avg. High.....30
Avg. Low..... 22	Avg. Low.....19	Avg. Low..... 16	Avg. Low..... 14	Avg. Low..... 12
Sunshine..... 44% Daylight Hours	Sunshine..... 48% Daylight Hours	Sunshine..... 47% Daylight Hours	Sunshine..... 47% Daylight Hours	Sunshine..... 48% Daylight Hours
Precipitation 0.68	Precipitation 0.61	Precipitation 0.49	Precipitation 0.49	Precipitation 0.43

✖ 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](http://www.landsalesbulletin.com) or calling 608-329-4210.*

**View our listings as well as more information at Rooster Ag' online at:  
[www.roosterag.com](http://www.roosterag.com)**



**ROOSTER AG' DIRECTORY**



Kelly Ludwig	Designated Managing Broker, Owner	(630) 546-8267
Stason Ludwig	CEO	(815) 762-2136
Dalton Jahntz	Appraisal Manager	(630) 525-1431
Kristi Dummer	Marketing Specialist	(224) 723-9399
Steve Edwards	Farm Manager, Independent RE Broker	(630) 774-7470
Karl Viskne	Crop Insurance Agent/Appraisal Services	(630) 770-8708
Megan Rossler	Real Estate Paralegal	(920) 621-9940
Samantha Vazzano	Real Estate Assistant	(815) 321-2282
Tyler Creath	Real Estate Broker	(815) 451-1152
Joe Ludwig	COB, Real Estate Broker, Owner	(630) 774-5887