



Rooster Ag'

Farmland Real Estate · RA Commercial Properties

Farm Management · Federal Crop Insurance

Gold Standard Farmland Appraisal Services

www.roosterag.com

Office/Fax · (815) 333-4354

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



Family Owned & Operated

January 2022

How to Handle Your Estate



The other day I had a call from one of my very first fertilizer clients from my Hintzsche days back in 1981. Over the years we protected the family farms through the crop protection business we provided through our devoted team of Ag' professionals. As my career shifted from Certified Crop Advisor to Farmland Sales, Farm Management, Crop Insurance and Farmland Appraisals we have continued our working relationship. The purpose of the call was to expand our trusted relationship to meet with their estate attorney to discuss how their Trust was structured, ensure the Trust had them covered and discuss what's next upon one of their passing. As expected, the attorney had them covered with a Trust that would transfer from A to B, the surviving spouse. They asked "Well what do we do upon that day?" The attorney advised them to take a week, then contact him to start the process to transfer A Trust to the survivors Trust. He continued, have Rooster Ag' perform a Gold Standard Farmland Appraisal on the departed's half of the estate as of the date of passing to determine the stepped up basis value of the assets. From there we will analyze your other assets and their value. We will then need to submit the state tax form IL-1041 and IRS-1041 to the state and government within nine months of the passing, where it may take them one year to be approved. So this is something that should be done relatively soon. At the end of our meeting we ran a quick evaluation of their farm assets, where we determined that based on the current tax laws and the estimated combined value of their estate, there would be no tax due. It was an enlightening hour for the family as it gave them the answers they were looking for. Have questions? Give us a call and we will run an analysis of your farm assets valuations and answer your questions on **How to Handle Your Estate**.

2022 Farmland Listings

With 2021 a wrap and our land sales hitting an all-time high, we now shift our focus to the **2022 Farmland Listings**. With Farmers buying land, Investors speculating on land with borrowed monies, and the Generational Shift being in high gear, this is bringing an unprecedented amount of 1031 trade funds to the market. As such we are in need of additional Farmland listings to fulfill the Buyers needs. If you have been considering selling, now is the time! Analyst expect interest rates to rise and grain prices to soften which will take all but the 1031 Trade Investors out of the market. We believe by June the 1031 trade push will soften. As such we are lining up farms to fulfill the immediate need. If you are thinking about selling, don't hesitate, give us a call and we will run your farm through our Farmland Financial Performance Analysis to give you a real feel of what your farm portfolio or farm(s) is worth in today's market so you can determine if you want to be part of our **2022 Farmland Listings**.



Rooster Ag'



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While Rooster Ag' is firmly rooted in agriculture from Farmland sales and acquisitions, Farm Management, Crop Insurance to Farmland appraisals, one service Rooster Ag' has not provided in the past is Ag' lending. Well when times change you adapt and adapt Rooster Ag' has. Rooster has formed an alliance as an affiliate with a Compeer Financial lending branch. Rooster now has access to Compeer's expertise in operating and farmland acquisition loans providing further unprecedented service to the farm and farm buying community. Have questions? Give us a call we will meet you at your conference room, shop or kitchen table and get you set up with The **One -Two Punch** of the combination of



Rooster Ag' and



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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

January 17th

Full Wolf Moon



January Weather Outlook

January Summary



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

Sunny skies are favored to open the new year and much of the opening week will be precipitation-free with a slight chance for clouds and light snow on January 3. The period January 9-14 will bring several opportunities for clouds and passing snow. Look for some sun on January 15-16.



Clouds with passing snow on January 17-18 with sun on January 19-20. A rain to a heavy snow event is possible from January 21-24. Arctic cold and sunny skies are favored from January 25-29. Partly sunny on January 30-31.

January Astrology ~ It's in the Stars



January is not as cloudy as November and December, so viewing planets should improve. We see an increase of 49 minutes of daylight from the beginning of the month to the end.

Mercury is an evening planet and can be best seen low in the west southwestern sky at sunset from January 1-14. That's the planet Saturn to Mercury's upper left.

Venus rises after sunrise to open the month but by January 16 you'll be able to view Venus rising before sunrise in the southeastern sky.

Mars is low in the southeastern horizon and should be viewable before sunrise throughout the month. Look for the waning crescent moon to the lower right of Mars on Saturday, January 29.

Jupiter rises early in the day and will be visible setting in the southwest sky after sunset. Look for the moon below Jupiter on Wednesday, January 5.

Saturn also rises earlier in the day and will be setting shortly after sunset. Look for Saturn to the right of the moon on Tuesday, January 4 at dusk.

January Weather Outlook

February is expected to experience colder than normal temperatures.

Precipitation is expected to total above than normal. Favored dates for heavier precipitation center on February 4, 5, 8, 9, 10, 12, 17, 18, 19, 20, 22, 23 and 28.

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

April expect colder than normal temperatures with near normal precipitation.

May expect near temperatures with near normal precipitation.



Morning Planets: Mars

**Evening Planets: Mercury (dusk),
Jupiter, Saturn, Uranus, Neptune**

January Fun Facts

1st New Years Day



6th National Cuddle Up Day



11th National Milk Day



17th Martin Luther King Jr. Day



21st Squirrel Appreciation Day

25th National Irish Coffee Day



29th National Puzzle Day



FARMS FOR SALE

DeKalb Co – Cortland Township— 105 acres/ 96 tillable acres located in sections 10 & 30 of the Courtland Township in DeKalb, County, IL. Well maintained farmland with high farm income potential **\$11,000 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/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**

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**

Bureau County – Walnut Township – 146.43 +/- acres/ 137.70 +/- tillable acres—Under Contract. 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.**

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. 3959th Road. **Excellent mix of income producing farmland & recreational/hunting land** with frontage along the Fox River. **\$7,450 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**

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**

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.**



Rooster Ag'
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~Normal for the Month~

January 2 to 8	January 9 to 15	January 16 to 22	January 23 to 29
Avg. High.....30	Avg. High.....29	Avg. High.....29	Avg. High.....30
Avg. Low..... 29	Avg. Low.....11	Avg. Low..... 10	Avg. Low..... 11
Sunshine..... 46%	Sunshine..... 47%	Sunshine..... 52%	Sunshine..... 52%
Daylight Hours	Daylight Hours	Daylight Hours	Daylight Hours
Precipitation 0.42		Precipitation 0.35	

☛ Denotes Sales by Rooster Ag' Realty

RECENT COMPARABLE FARMLAND SALES/CLOSED

Date	County	Twtnshp	Acres	Price/Acre	Date	County	Twtnshp	Acres	Price/Acre
11/2021	☛ Boone	Spring	118.68	\$10,850	☛ 12/2021	Kane	Kaneville	42.97	\$12,000
08/2021	Boone	Leroy	235.00	\$8,243	08/2021	Kane	Sugar Grove	87.00	\$14,406
10/2021	☛ DeKalb	DeKalb	161.75	\$15,641	☛ 11/2021	Lake	Newport	20.00	\$9,250
11/2021	DeKalb	Somonauk	71.00	\$10,367	☛ 11/2021	Lee	Willow Creek	230.00	\$10,814
10/2021	DeKalb	Sycamore	158.00	\$11,038	10/2021	Lee	Wyoming	137.00	\$9,663

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.

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

www.roosterag.com



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