



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

February 2022

Bid Basis



The heat is on to find adequate farm properties for the 1031 Trade Investors coming into the market at a price point per acre that meets the criteria of this current day Investor. As if the farms are priced too high, the Investors have been taking a pass and either determining to pay their capital gains tax or move to more competitively priced farms in other locations and states. One thing we noticed in 2021 is that certain locations have more Buyers looking for farms in that specific location. As such, here in 2022 we are bringing back our **Bid Basis** program from the early 2000's to these farms in those locations as an alternative to a standard exclusive listing and or auction. Here's how it works. We run the farm through our Gold Standard Farmland Appraisal process to determine a suggested opening **Bid**. We identify prospects for the farm, meet with the prospects and walk them through the farm's intricacies, encourage offers within a certain timeline at above or below the suggested opening **Bid** price point. The difference here compared to an auction is we allow the Buyer to format the offers based on their specific terms versus the limited terms of an auction, we also co-operate with other Realtors®. Once we receive the proposals, we meet with the Seller and review all offers to determine how they wish to proceed. Once that determination has been made we contact all **Bidders** and make them aware of what is happening with the farm. Have questions, give us a call. We will meet you at your conference room, shop or kitchen table to discuss how we can get started with your own **Bid Basis**.



We Have the Beef

To Paraphrase the fast food icons "Where's the Beef?" from the early 1980s, to the now "We Have the Beef" here in 2022. We think it's a fitting comparison to the Investors coming hard to the land market here in early 2022. These Investors "Have the Beef" and are ready to invest in dirt. Within the first 15 days of 2022 we were contacted by over \$45 million of Investors "Who Have the Beef" and we are on the hunt for Farmland. See desired locations under **Wanted Land for Ready Buyers** on page 3. Thinking of selling? Give us a call "We Have the Beef!"

2022 Crop Insurance

A big part of Rooster Ag's service to the Farmer is supplying **Crop Insurance** options that ensure the Farmer and his family have peace of mind and lower stress knowing their livelihood and today's valuable crops are thoroughly and professionally protected through Rooster Ag' Federal **Crop Insurance** options. The Rooster Ag' team is growing with the addition of our sales lead Jeff Dickey and his expertise as a former **Crop Insurance** adjuster. Jeff is working hand-in-hand with Karl Viksne who has been at the helm for the last two years as a qualified agent and the guy who does all the behind-the-scenes work getting all the paperwork filled out accurately and turned into the Approved Insurance Providers or AIPs on time. Rooster has also added Steve Johnson, former Iowa State Professor, who is working with Rooster as a Consultant analyzing the multiple policy options available to our clients. Steve will be presenting his findings in an informational meeting at Rooster Ag's home the Northern Illinois Ag' Center in Maple Park at 10 AM on February 24, 2022 to existing customers and key prospective customers with a luncheon there after. If you are looking for a **Crop Insurance** provider who can offer face to face meetings, a physical office, personnel on staff every day and the expertise and follow through to get the job done, give us a call we will add you to our February 24th meeting guest list and get you set up with your **2022 Crop Insurance**.



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 "Normal" 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 over a week to work 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

February 16th

Snow Moon



February Weather Outlook

February Summary

Temperatures are favored to average colder than normal. Precipitation is expected to total above normal.



Sunny skies are expected to prevail on February 1-2. Periods of light passing snow showers are favored from February 3-12. Look for colder than normal temperatures during the early part of this period. A mix of sun and clouds is expected from February 13-16.



Clouds and snow return on February 17 with a good chance of a big winter event around February 19-20. Lingering clouds and colder temperatures are favored on February 21-23. More snow is expected on February 24-25. Expect sun on February 26-27. Clouds and precipitation are favored on February 28.

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.

Future Weather Outlook

March is expected to experience warmer than normal temperatures.

Precipitation is expected to total above normal. Favored dates for heavier precipitation center on March 1, 4, 5, 9, 12, 13, 15, 16, 18, 19, 22, 23, 24, 25, 26, 27, 28, 30 and 31.

Long-Range Weather Outlook.

April expect colder than normal temperatures with near normal precipitation.

May expect near temperatures with near normal precipitation.



Morning Planets: Mercury, Venus, Mars

Evening Planets: Uranus, Neptune

February Astronomy ~ It's in the Stars



February will see an increase of 1 hour and 10 minutes of daylight. This month's planet viewing will be bleak as Jupiter and Saturn will be lost to the sun's glare.

Mercury can be seen best during the opening week of the month an hour or so before sunrise, low in the southeast horizon. The planets Saturn and Mars are to Mercury's upper right.

Venus rises before sunrise to open the month by a couple of hours and should be easy to view low in the southeastern sky. The waning crescent moon is below Venus on Sunday, February 27.

Mars is low in the southeastern horizon and should be viewable before sunrise throughout the month. Look for the waning crescent moon below Mars on Sunday, February 27. Venus is above Mars throughout the month.

Look for the constellation Orion due south during the month, after sunset.

F E B R U A R Y

Fun Facts

FEBRUARY—From the Latin word februa, “to cleanse.” The Roman calendar month of Februarius was named for Februalia, a festival of purification and atonement that took place during this period.

2nd—Ground Hog Day

4th—Facebook Founded 4/4/04

12th—Abraham Lincoln's Birthday

14th—Valentine's Day

17th—First weather satellite launched 1959

20th—National Cherry Pie Day

22nd—National Margarita Day



DeKalb Co – Cortland Township— 107 acres/ 99 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**

WANTED LAND FOR READY BUYERS

\$8.5M Land just North or South of US Rte 30 into Northern LaSalle County. Funds Available the first quarter of 2022.

\$5.0M North of Rte 72 to Rte 90. Funds available the end of third quarter of 2022.

\$10M DeKalb, Lee, Ogle, Kane. Lease back available. Funds available the second quarter of 2022.

\$3M Yorkville, Sugar Grove, Lily Lake. Lease back available. Funds available NOW.

\$2.3M Northern Illinois. Lease back acceptable. Funds available the first quarter of 2022

\$3.2M Somonauk, Sandwich, Lake Holiday. Lease back available. Funds available NOW.

\$1.5M Yorkville, Plano, Sandwich. Funds available February 1, 2022.

\$2M Sublette, Walnut, Amboy. Funds available NOW.

\$3M Hinckley, Waterman, Shabbona. Lease back available. Funds available NOW.

\$1.5M Waterman, Shabbona. Funds available NOW.

\$2.6M North of Maple Park/Sycamore. Lease back available. Funds available second quarter of 2022.

\$3M Waterman/Shabbona. Funds available NOW.



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 north-east 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. Under Contract 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 with fixer upper house and buildings. Excellent location off Finley Road & Scott Road just south west of Route 47 & the new I88 interchange. Perfect organic site! **\$990,000**

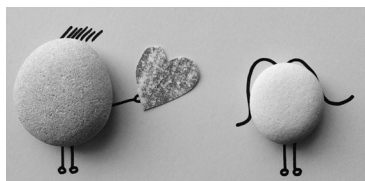
Kane County—Big Rock Twp—8.98 acres—Under Contract. Located at the SEC of Route 30 & the future Dauberman extension. Includes a house along with multiple well maintained outbuildings. **\$595,000**

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



~Normal for the Month~

JAN. 30 TO FEB. 5	FEB. 6 TO 12	FEB. 13 TO 19	FEB. 20 TO 26	FEB. 27 TO MAR. 5
AVG. HIGH 31	AVG. HIGH 33	AVG. HIGH 36	AVG. HIGH 38	AVG. HIGH 41
AVG. LOW 12	AVG. LOW 14	AVG. LOW 17	AVG. LOW 19	AVG. LOW 22
SUNSHINE 47% DAY-LIGHT HOURS	SUNSHINE 53% DAY-LIGHT HOURS	SUNSHINE 56% DAY-LIGHT HOURS	SUNSHINE 59% DAY-LIGHT HOURS	SUNSHINE 57% DAY-LIGHT HOURS
Precipitation 0.42	Precipitation 0.35	Precipitation 0.40	Precipitation 0.42	Precipitation 0.46

✖ 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	Leroy	101.00	\$12,000	✖ 01/2022	Kane/Kendall	Aurora/Oswego	189.51	\$11,600
10/2021	Boone	Manchester	81.00	\$9,398	08/2021	McHenry	Seneca	50.00	\$10,020
11/2021	DeKalb	Afton	100.00	\$12,235	11/2021	Ogle	Lincoln	157.00	\$8,900
12/2021	DeKalb	Clinton	95.00	\$13,999	10/2021	Ogle	Monroe	121.00	\$9,480
11/2021	DeKalb	Pierce	76.00	\$12,741	08/2021	Winnebago	Rockford	89.00	\$8,763

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



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
Nicole Speizio-De Paz	Executive Administrative Assistant	(631) 905-2074
Tyler Creath	Real Estate Broker	(815) 451-1152
Jeff Dickey	Crop Insurance	(815) 757-3788
Jeff Main	Director of Sales	(815) 751-3058
Jillian Smith	Farm Manager	(815) 901-5074
Joe Ludwig	COB, Real Estate Broker, Owner	(630) 774-5887