

# The Gold Standard: A New & Improved Farmland Appraisal

**Rooster Ag'**



## WHAT SETS US APART?

- Rapid Turnaround Time
- Systematic Valuation
- Fact-Based Data
- Confidentiality



## ADD-ONS AVAILABLE:

- Wind Turbines
- Solar Arrays
- Farm Houses
- Grain Facilities
- Machine Sheds
- Livestock Facilities
- Certified Organic Farmland
- Ownership Interest Discount
- Lack of Marketability Discount
- Conservation Easement



## FOR MORE INFORMATION, CONTACT

Dalton Jahntz | Rooster Ag'  
Maple Park, IL  
(630) 525-1431  
[dalton@roosterag.com](mailto:dalton@roosterag.com)



# The Gold Standard Appraisal Distinctions



Rooster Ag's certified farmland appraisals feature a selection of comparable sales to ensure **fair, accurate, and unbiased** values. Our in-depth systematic approach creates an accurate, fact-based valuation of all factors related to the subject property.

Below outlines the 3 approaches considered:

- **Soil Productivity Index (PI) Analysis**
  - A formula that creates an adjusted value based on the comparable farm's sale price and its PI, compared to the subject farm's PI
- **Tillable Analysis**
  - A formula that creates an adjusted value based on the comparable farm's sale price and its percent tillable, in comparison to the subject farm's percent tillable
- **Income Approach**
  - A return on investment calculation that formulates the price per acre based on the subject farm's fair market rental income potential.

A weighted analysis is cross referenced with the above adjustments to determine a specific farms value.

**The value of your land should never be guesswork.**