



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

June 2022

BUYER'S BROKER



In the ever-changing environment we all find ourselves in these days, with limited supply of farmland available in the market, we have had to adapt for the buyers of today. When an investor in Dirt is faced with 1031 trade deadlines, investment quotas, or simply searching for the perfect farm to buy. We have found in this untraditional market, with higher land prices and extremely limited available farms, Rooster Ag' has seen the need to expand and change our role in some cases to a **Buyer's Broker**. Once under an exclusive **Buyer's Broker** agreement, we will reach out to our extensive network throughout the Midwest to connect with landowners, estates, land funds, Brokers, Banks, any upcoming auctions etc. to uncover viable Farmland opportunities available that may or may not be formally listed for sale. In these times of indecisiveness, where in many cases with multiple heirs, we find that if the sellers know the commission is covered by the buyer, it simplifies the selling process. Once Rooster Ag' has a **Buyer's Broker** agreement in place, we prioritize the investors search for land, discuss their ultimate farmland investment goals such as total amount to invest, desired price range per acre, ideal location, desired ROI, and timelines to close. We identify farms utilizing our vast network, current listings, other Broker's listings, auctions, and off-market opportunities. We will then analyze identified farms by running our Gold Standard Farmland Appraisal process market analysis on the farms cross referenced with the buyer's goals in mind. In order to determine a calculated cash rent, our Brokers utilize the Rooster Ag' Farm Management cash rent calculator to determine each farms potential Net ROI. Once viable farms are identified, we will have them flown with a drone and provide the buyers with the final edited video footage to give a bird's eye view of the entire farm. All this, plus providing valuable, at a bare minimum weekly updates as to our progress. Upon buyer's consent, we will present offers based on our calculated valuations on the desired farms and show how to get farms bought using Rooster Ag' as a personal **Buyer's Broker**. Have questions? Give us a call, we will meet you at your office, conference room, shop or kitchen table to go through our process in more detail on what all you can expect using a **Buyer's Broker**.



INDIANA WANTS ME

To somewhat paraphrase the Dean Taylor song from 1970. **Indiana Wants Me**; However, different than the old song, Now "Rooster Ag' *can* go back there" as Kelly, our Designated Managing Broker expanded our footprint into **Indiana**, allowing us to provide further opportunities to Buyers and Sellers of Farmland in **Indiana** as well as Iowa, Wisconsin, and of course, Illinois. Good job Kelly on all your hard work to allow us to move east into **Indiana**.

FARM PRINT

Whether you leave your finger and handprints on the stainless-steel refrigerator door, your footprints in the sand, need blueprints for a project or you are trying to reduce your carbon footprint, these "prints" all relate back to you. With all these "prints" that define you it's fair to say that in agriculture you have a **Farm Print**. A **Farm Print** defines your farm and your legacy. Your **Farm Print** is in print in the county plat book, on multiple documents from the day the farm was purchased, tax documents, directions to the farm, fertilizer and chemical documents, appraisals, leases, insurance bills and claims. Once bitten by the mystique of owning land or having your own unique agricultural **Farm Print**, it becomes unlike any other investment in the world. Farm it, hunt it, fish it, feed it, conserve it, enhance it! For years to come there will be stories and memories imprinted in the minds and hearts of family and friends that define your legacy as a **Farm Print**.



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 over a 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, 20-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

June 14th

Strawberry Moon



June Weather Outlook

June Summary

Temperatures are favored to average warmer than normal. Precipitation is expected to total near normal. Expect clouds and showers on Thursday and Friday, June 2-3. A mix of sun, clouds and scattered showers is favored from Saturday to Tuesday, June 4-7.



A stormy period is expected from Wednesday to Saturday, June 8-11. Sun, clouds and an occasional shower are possible from Sunday to Friday, June 12-17. Storm prospects increase from Saturday to Thursday, June 18-23. Showers and thunderstorm prospects lessen but I still expect an active weather pattern from Friday to Monday, June 24-27. Some sun is favored on Tuesday, June 28. Showers and thunderstorms end the month on Wednesday and Thursday, June 29-30.

*Calm weather in June
sets corn in tune.*

June Astronomy ~ It's in the Stars



Summer begins on Tuesday, June 21 at 4:13am.

Mercury rises low in the northeastern sky in the morning twilight to open the month. It will be difficult to see. Look for the crescent moon on Monday, June 27 to the upper right of Mercury.

Venus rises in the southeastern sky during the early morning hours. Look for a crescent moon to the upper left of Venus on Sunday, June 26.

Mars rises in the eastern sky during the early morning hours. You should be able to view Mars throughout the month. Jupiter will be to the right of Mars on Wednesday, June 1 and pull away from Mars as the month goes on. Mars will be to the left of the crescent moon on Wednesday, June 22.

Jupiter rises in the southeastern sky during the overnight hours. Look for Jupiter to the left of the moon on Tuesday, June 21.

Saturn rises around 1am to open the month and then just a little earlier each night throughout the month of June. Look for Saturn above the moon on Saturday, June 18.



Morning Planets: Mercury (dawn), Venus, Mars, Jupiter, Saturn, Uranus, Neptune

Evening Planets: None

June Fun Facts

First Weekend in June—
National Doughnut Weekend

June 2—The coronation of the United Kingdom's Queen Elizabeth II. 1953

June 14 - Flag Day

June 19 - Father's Day

June 21 - Summer Solstice

June 24— The first television western, *Hopalong Cassidy*, aired on NBC, starring William Boyd. 1949



UNDER CONTRACT - DeKalb County – Pierce Township – 72.80 +/- acres/ 70.96 +/- tillable acres. This rare DeKalb County farm is located at the southwest corner of Chase & Harter Road. Mostly tillable with excellent soils. Soil PI is 132.8. **\$15,000 per acre**

UNDER CONTRACT—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**

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. Fixer-upper house and buildings. Excellent location off Finley Road & Scott Road just south west of Route 47 & the new I88 interchange. **\$21,400 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**

Ogle County -Flagg Township - 30± acres/28.42± tillable acres. Located in Section 25, Flagg Township. Zoned B-3 Commercial and located in the industrial park on the south edge of the City of Rochelle. **\$24,000 per acre**

Winnebago County—Roscoe Township - 49.57+/- acres/48.75± tillable acres. Located in Section 22, Roscoe Township. On the east side of Route 90, Northeast of the Village of Roscoe and east City of Rockton. **\$10,900 per acre**

~Wanted Land for Ready Buyers~

- \$5M - North of Rte 72 to Rte 90.** Funds available the end of Q4 2022.
- \$3M - Yorkville, Sugar Grove, Lily Lake.** Lease back available. Funds available NOW.
- \$2.3M - Northern Illinois.** Lease back available. Funds available NOW.
- \$3.2M - Somonauk, Sandwich, Lake Holiday.** Lease back available. Funds available NOW.
- \$1.5M - Yorkville, Plano, Sandwich.** Funds available NOW.
- \$2M - Sublette, Walnut, Amboy.** Funds available NOW.
- \$3M - Hinckley, Waterman, Shabbona.** Lease back available. Funds available NOW.
- \$1.5M - Waterman, Shabbona.** Funds available NOW.



DeKalb Co – Cortland Township - 2 Commercial Buildings totaling 10,400±SF. Concrete floors and ample power in a great location in the middle of town. Well maintained and recently painted. Property also has 327,700bu grain storage bins. **\$340,000.00**

UNDER CONTRACT—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**

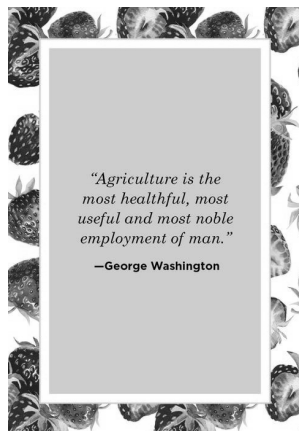
UNDER CONTRACT—Kane County—Big Rock Twp—8.98 acres. Located at the SEC of Route 30 & the future Dauberman extension. Includes a house along with multiple well maintained outbuildings. **\$595,000**

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.**



Rooster Ag'
1100 S. County Line Rd.
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"Agriculture is the
most healthful, most
useful and most noble
employment of man."

—George Washington

~Normal for the Month~

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|---|--|--|--|--|
| JUNE 5 TO 11 AVG. HIGH 80 AVG. LOW 54 SUNSHINE 60% DAYLIGHT HOURS | JUNE 12 TO 18 AVG. HIGH 81 AVG. LOW 56 SUNSHINE 62% DAYLIGHT HOURS | JUNE 19 TO 25 AVG. HIGH 83 AVG. LOW 58 SUNSHINE 64% DAYLIGHT HOURS | JUNE 26 TO 30 AVG. HIGH 84 AVG. LOW 59 SUNSHINE 70% DAYLIGHT HOURS | |
|---|--|--|--|--|

Denotes Sales by Rooster Ag' Realty

RECENT COMPARABLE FARMLAND SALES/CLOSED

| Date | County | Twnshp | Acres | Price/Acre | Date | County | Twnshp | Acres | Price/Acre |
|---------|--------|------------|--------|------------|---------|---------|-----------|--------|------------|
| 03/2022 | Boone | Caledonia | 143.00 | \$10,218 | 05/2022 | Kane | Batavia | 66.25 | \$45,886 |
| 03/2022 | Bureau | Dover | 89.00 | \$10,998 | 03/2022 | Kendall | Fox | 101.00 | \$10,326 |
| 03/2022 | Bureau | Greenville | 89.00 | \$11,298 | 02/2022 | Kendall | Na-Au-Say | 80.00 | \$13,411 |
| 04/2022 | DeKalb | Cortland | 106.97 | \$10,180 | 04/2022 | Lee | Sublette | 84.00 | \$10,959 |
| 03/2022 | DeKalb | Genoa | 40.00 | \$15,500 | 02/2022 | Ogle | Flagg | 80.00 | \$10,000 |

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



| | | |
|-----------------------|---|----------------|
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| Dalton Jahntz | Appraisal Manager | (630) 525-1431 |
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