



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

July 2022



Auction Time

Our real estate division has been in high gear looking to bring farms to the market for buyers in this sellers market. While our extensive network and strategic marketing strategies have been successful we have answered the call to add online **Auctions** to our repertoire in our continued effort to fulfill buyers and sellers needs. Samantha (Sam) Vazzano a licensed real estate Broker has recently joined our real estate team. Sam has a Bachelors of Science Degree in Agriculture and Life Sciences Education with a Communications emphasis from Iowa State University in Ames, Iowa. We have brought Sam on to run our online **Auctions** to implement her education and Ag experience to fulfill our customers needs. You may ask, "Why **Auction** in today's market?" With the ever-changing environment of the generational shift and family estates being resolved, an **Auction** will result in a quick transaction, no contingencies, and allow for open buying to determine the value of the land on that day, with no need to worry about managing family or other relationships. Rooster Ag' will apply our extensive farmland real estate and farming knowledge and systems to the online **Auction** process. Each individual farm will have a tailored marketing approach including being flown with a drone to give potential buyers a bird eye view of the entire farm. We will run the farm through our Gold Standard Farmland Appraisal process to give the seller an expected range of a sale. Sam will utilize the Rooster Ag' Farm Management cash rent calculator to determine each farm's potential per acre income to give potential buyers a guideline to calculate ROI. Sam will access our extensive network throughout the Midwest and target potential buyers for **Auction** day. Online bidding allows you to expand your potential bidder reach, maximize exposure and is convenient for potential bidders, wherever they may be. Have questions? Give Sam a call, she will sit down at your office, conference room, shop or kitchen table to discuss if an **Auction**, standard listing, or a combination of the two is the route to go for your farm. It's **Auction Time**. Let Sam hammer the gavel!



Windows of Opportunity

It's no secret that farmland inventory has been low over the past 7 months as a result of multiple 1031 Trade investors, escalating grain prices, inflation and people looking to put cash into tangible assets. With the big push behind us, we are now seeing more farms becoming available for the now buyers. What's happening is Landowners who have been watching this market move realize their farms' values have increased beyond what capital gains tax will be and will have more cash in hand after paying the taxes than they would have had even 6 months ago if they would of sold the farm and had no tax to pay, putting the burden of tax deferral behind them. Thus, giving them a **Window of Opportunity** to sell that farm asset and buy that house in the Gulf Shores, Tennessee, Texas, Florida, settle Family Estates, pay out dividends, pay off debt, invest in other business opportunities, take a well-deserved vacation, or help out family members. The list goes on and on of what one can do once provided with a **Windows of Opportunity**.



Capital Improvements

As our century-old clay tile system under our soil today is reaching the end of its useful life, the abrupt and heavy rains caused by climate change are exacerbating the issue by blowing out tiles and damaging water ways. Now is a great time to work with our Farm Managers to evaluate your farmland for **Capital Improvement** projects. These projects can range in cost and labor availability. We recommend assessing your farms and getting estimates this summer so projects can begin right after harvest. Tile allows farmers to get in fields earlier and relieves crops from standing water during the growing season, which increases yield. Waterways are valuable to prevent soil erosion and nutrient runoff. Another good option is to take down old farmhouses or buildings to reduce property taxes. We expect cash rent to increase next year so there may be additional income to consider budgeting with. Stewardship of the land requires cooperation from both landowners and tenants. Of course, we will always advise you to consult with your tax preparer before making any improvements. Have questions? Give Jill a call, she can meet you at your office, conference room, shop or kitchen table to get a start on your own **Capital Improvements**.

Weather Almanac



by Meteorologist Frank Watson



Full Moon

July 15th

Buck Moon



July Weather Outlook

July Summary

Temperatures are favored to average warmer than normal. Precipitation is expected to total drier than normal. Mostly sunny skies are favored to dominate the opening of the month from July 1-6. Expect a few light



showers and thunderstorms from time to time from July 7-11. Expect sun and warmer temperatures from July 12-14. A passing shower or thunderstorm is favored on July 15. Sun is favored on July 16-17. Clouds and showers expected from July 18-21. Sunny and warm from July 22-25. Anticipate an active last week of the month with passing showers and thunderstorms from July 26-31.

*If ant hills are high in July,
winter will be snowy.*

July Astronomy ~ It's in the Stars



Mercury rises low in the northeastern sky in the morning twilight to open the month. It will be difficult to see and only slightly visible the first few days of the month.

Venus rises in the southeastern sky during the early morning hours and should be visible for a time before sunrise. Look for a waning crescent moon to the upper left of Venus on Tuesday, July 26.

Mars rises in the eastern sky during the overnight hours. You should be able to view Mars throughout the month. If you have a telescope handy, look for Uranus to the lower left of Mars from July 19-27. Mars will be to the lower left of the last quarter moon on Thursday, July 21.

Jupiter rises in the southeastern sky during the overnight hours. Look for Jupiter to the upper right of the moon on Tuesday, July 19.

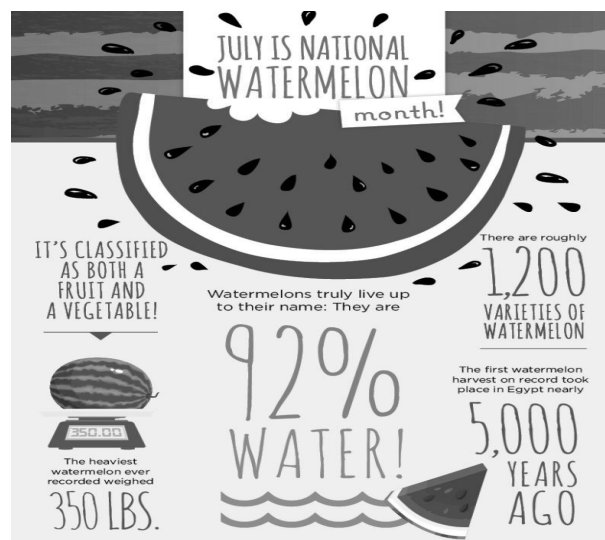
Saturn rises after sunset to open the month and is visible throughout the overnight hours during the month of July. Look for Saturn above the moon on Saturday, July 16.



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

Evening Planets: None

July Fun Facts



Soybean oil-based ink used in printing this newsletter.



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 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.



Kendall County—Bristol Township - 198.29± acres/182.17± tillable acres. In Sections 9 & 10, Bristol Township. Located at the southwest corner of Galena Road & Cannonball Road in the City of Yorkville. Excellent location, just east of Route 47. **\$13,950 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. **Price Reduced to \$24,875 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**

McHenry County—Hebron Township— 23.21± acres/21.35± tillable acres. Located in Section 34 SE of Hebron on the west side of Miller Road between Vanderkarr & Thayer Roads. 14 miles from Lake Geneva & 21.8 miles from Lake Delevan. Rare buildable 20+ acre lot just east of Route 47. **\$15,000 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**

Rock County—Beloit Township, Wisconsin— 116± acres/90.83± tillable acres. Located in Section 20 of Beloit, Wisconsin. Just west of the City of Beloit, 2.5 miles from HWY 213 & HWY 81 junction. Conveniently located near power station, providing for a solar option that is in place. **\$9,450 per acre**

Rock County—Beloit Township, Wisconsin— 103.87± acres/ 99.50± tillable acres. Located in Sections 19 & 20 of Beloit, Wisconsin. Just west of the City of Beloit, 2.5 miles from HWY 213 & HWY 81 junction. Located directly next to the 116± acre Beloit farm listed above for a nice assemblage. **\$10,950 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**

~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.



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**

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~

JULY 3 TO 9
AVG. HIGH 84
AVG. LOW 60
SUNSHINE 60% DAYLIGHT HOURS
Precipitation 1.04

JULY 10 TO 16
AVG. HIGH 84
AVG. LOW 56
SUNSHINE 61% DAYLIGHT HOURS
Precipitation 1.02



JULY 17 TO 23
AVG. HIGH 85
AVG. LOW 58
SUNSHINE 61% DAYLIGHT HOURS
Precipitation 0.98

JULY 24 TO 30
AVG. HIGH 84
AVG. LOW 59
SUNSHINE 61% DAYLIGHT HOURS
Precipitation 1.03



 Denotes Sales by Rooster Ag' Realty

RECENT COMPARABLE FARMLAND SALES/CLOSED

Date	County	Twtnshp	Acres	Price/Acre	Date	County	Twtnshp	Acres	Price/Acre
05/2022	Boone	Flora	177.00	\$13,280	04/2022	Kane	Big Rock	134.00	\$11,202
03/2022	DeKalb	Clinton	79.00	\$12,415	05/2022	Kane	Sugar Grove	128.00	\$13,156
05/2022	DeKalb	Genoa	103.00	\$11,290	05/2022	Lee	Wyoming	615.00	\$12,945
06/2022	 DeKalb	Pierce	73.74	\$14,500	05/2022	Lee	Wyoming	133.00	\$14,745
05/2022	DeKalb	Victor	160.00	\$15,800	 06/2022	McHenry	Greenwood	180.23	\$11,700

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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