



# 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!*



THE GOLD STANDARD

*Family Owned & Operated*

**August 2022**

## OWN TRUTH



In my life I was raised to follow the guidelines of white/black, day/night, right/wrong and a lie is a lie, and the truth is always the truth, no gray areas. Where  $2+2=4$ , always the truth, no matter what someone else thinks,  $2+2=4$ ! As I am getting older, I am beginning to realize what I perceived as untrue or maybe someone's confabulation of events that have taken place, are not necessarily untrue, they are merely how an individual sees thing as they are to them, their **Own Truth**, not necessarily how I may have perceived them, as I now realize ones **Own Truth** is relative to them. This has always been the root of conflict for me in both business and my personal life. I can still hear my Dad when white to me, was black to him, barking at me "Joseph, enough!" I knew my **Own Truth** was getting ready to set in like it or not... As I reflect the last 59 years of my up bringing, business and personal lives and the now environment of which we all are being forced to live in these days, I see the need for understanding, compromise and a passion to understand mine as well as other's **Own Truth**. What's yours???

## 2023 FARM LEASES

Overall, we have a wonderful crop growing that has seen ample rains and for a change, sunshine, two important factors to crop production. When you think about the optimism a farmer must possess to place a seed in the ground, trust the earth and mother nature will provide a viable plant with grain to provide the farmer a way of life and a food source to feed the world, is quite an amazing thing that we do not take lightly. We also do not take writing the **2023 Farm Leases** lightly either, volatile grain and input prices will play a roll in determining the wallet share of costs of production, rent and profit for the 2023 crop year. Have questions about **2023 Farm Leases**? Give Jill a call, we will meet you at your office, conference room, shop or kitchen table to discuss your **2023 Farm Leases**.

## VOLATILE CORN MARKET & FARM-LAND VALUES

In the Appraisal Division, I rarely get too involved with Grain Market Trends, but I still hear every day/week on how crazy the Corn Price is. On the other hand, I do see the variation in Land Values every day and have accurate data to support the values. Now in July, I continue to hear Joe, Stason, Jill anxious/excited about how much the markets have moved this year and the instability in the market has raised so many questions within the industry...As such, I wanted to have a better understanding of how the Corn Price directly effects Land Values. Since the start of February 2022, Rooster Ag's Gold Standard Appraisal Division has performed market analysis' on over **16,000 acres** totaling over **\$214,000,000** worth of farmland in Illinois and Wisconsin utilizing comparable sales with current market adjustments cross referenced with Soil PI, % Tillable, and Net Return on Investment to determine today's market value if for a sale on that day. Between Feb 1, 2022, and July 14, 2022. The lowest Corn Price for Dec 23 futures, was in Feb at \$5.41/bu and the highest was in April at \$6.75/bu. A range of **94 Cents within only 3 months!** The greatest increase in average Dec 23 corn price futures per month was from March to April, a 12.36% increase. The largest decrease in average Dec 23 corn price was from June to July, a 10.39% decrease. Based on these analysis' from April to May we saw the greatest jump in land values. Since May, we have seen a drop in value. Overall, we find a fluctuation in Land Values directly related to the Grain Markets, as it can increase/decrease an investors overall return on investment which can determine how much one is willing to pay per acre to buy that farm. The Land Value movement seems to be a month behind the change in Corn Price. Have questions or need a complimentary Gold Standard Market Analysis completed on your property? Give me a call at (630) 525-1431 or email [dalton@roosterag.com](mailto:dalton@roosterag.com). **Dalton Jahntz**

# 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 individual counties we serve and reflect the average high and low temperatures, plus average amount of sunshine and precipitation experienced each 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, 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

August 11

Sturgeon Moon



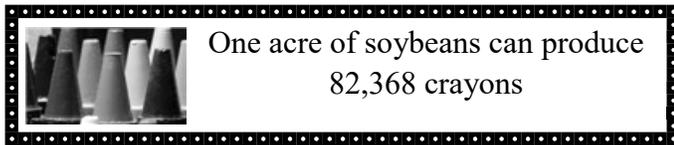
## August Weather Outlook

### August Summary

Temperatures are favored to average warmer than normal. Precipitation is expected to total drier than normal. Expect clouds and showers on August 1-2 with sunny skies from August 3-5.



Showers and thunderstorms are favored from August 6-10. Sunny skies and warmer temperatures expected from August 11-14. Passing showers and thunderstorms from August 15-17. Sun on August 18-19. Expect a thunderstorm around August 20. Sun on August 21-22. Thunderstorms on August 23-24. Mostly sunny from August 25-27. Thunderstorm on August 28. Partly sunny skies from August 29-31.



### August Astronomy ~ It's in the Stars



We're now in the dog days of summer so let's hope this means less windy days. Morning still offers the best viewing times.



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

**Evening Planets:** Mercury

**All night:** Saturn

### August Fun Facts

- ◆ An acre of corn will give off 4,000 gallons of water per day in evaporation
- ◆ Illinois, Iowa, Nebraska, and Minnesota produce more than half of the United State's corn crop
- ◆ Americans consume 17.3 billion quarts of popped corn each year
- ◆ Some golf tees are made from corn products
- ◆ Illinois is the top producer of soybeans in the United States
- ◆ Henry Ford used soybeans for paint and plastic in his cars
- ◆ Soybean oil is used to make pizza dough

**Mercury** rises low in the eastern sky in the morning to open the month while setting in the evening twilight hours. It will not be visible this month.

**Venus** rises in the eastern sky during the early morning hours and should be visible before sunrise for a couple of hours.

**Mars** rises in the eastern sky during the overnight hours. You should be able to view Mars throughout the month.

**Jupiter** rises in the eastern sky after sunset. Look for Jupiter to the left of the moon on Sunday, August 14.

**Saturn** is the rock star planet this month. It rises shortly after sunset to open the month and sets shortly before sunrise. In another words, it will be visible much of the night. Look for Saturn above the moon on Thursday, August 11.



**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**

**UNDER CONTRACT—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.

**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**

### **~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**

**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 31 TO AUG 6	AUGUST 7 TO 13	AUGUST 14 TO 20	AUGUST 21 TO 27	AUG 28 TO SEP 3
AVG. HIGH <b>84</b>	AVG. HIGH <b>83</b>	AVG. HIGH <b>82</b>	AVG. HIGH <b>81</b>	AVG. HIGH <b>81</b>
AVG. LOW <b>60</b>	AVG. LOW <b>60</b>	AVG. LOW <b>58</b>	AVG. LOW <b>57</b>	AVG. LOW <b>55</b>
SUNSHINE <b>69%</b> DAYLIGHT HOURS	SUNSHINE <b>70%</b> DAYLIGHT HOURS	SUNSHINE <b>69%</b> DAYLIGHT HOURS	SUNSHINE <b>68%</b> DAYLIGHT HOURS	SUNSHINE <b>68%</b> DAYLIGHT HOURS
Precipitation <b>0.98</b>	Precipitation <b>1.02</b>	Precipitation <b>0.98</b>	Precipitation <b>0.98</b>	Precipitation <b>0.94</b>

🐔 Denotes Sales by Rooster Ag' Realty

**RECENT COMPARABLE FARMLAND SALES/CLOSED**

					Date	County	Twنشp	Acres	Price/Acre
05/2022	Boone	Flora	113.00	\$14,560	06/2022	Lee	Palmyra	80.00	\$13,200
05/2022	Bureau	Princeton	166.00	\$14,653	06/2022	Lee	South Dixon	78.00	\$11,000
06/2022	DeKalb	Franklin	73.00	\$9,020	06/2022	Lee	Wyoming	40.00	\$10,000
06/2022	🐔 DeKalb	DeKalb	441.56	\$21,514	05/2022	Ogle	Byron	368.00	\$9,650
06/2022	Kane	Kaneville	75.00	\$14,622	07/2022	🐔 Rock, WI	Clinton	88.40	\$9,550

*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](http://www.landsalesbulletin.com) or calling 608-329-4210.*

**View our listings as well as more information at Rooster Ag' online at:**  
**[www.roosterag.com](http://www.roosterag.com)**



**ROOSTER AG' DIRECTORY**



Kelly Ludwig	Designated Managing Broker, Owner	(630) 546-8267
Stason Ludwig	CEO	(815) 762-2136
Jillian Smith	Farm Management Coordinator	(815) 901-5074
Dalton Jahntz	Appraisal Manager	(630) 525-1431
Kristi Dummer	Marketing Specialist	(224) 723-9399
Karl Viskne	Crop Insurance Agent/Appraisal Services	(630) 770-8708
Jeff Dickey	Crop Insurance Agent	(815) 757-3788
Brittany Hebler	In-House Corporate Attorney	(815) 494-6112
Megan Rossler	Real Estate Paralegal	(920) 621-9940
Nicole Speizio-De Paz	Trainee Appraiser	(631) 905-2074
Steve Edwards	Real Estate Broker	(630) 774-7470
Samantha Vazzano	Real Estate Broker	(815) 321-2282
Tyler Creath	Real Estate Broker	(815) 451-1152
Joe Ludwig	COB, Real Estate Broker, Owner	(630) 774-5887