



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

October 2022

INGRAINED



Ever since I was a kid I've had "farm" **Ingrained** in my soul. Growing up on the Kane/DeKalb County line and the youngest of 7 kids, farm family was the life. We didn't have internet, McDonalds, video games, YouTube or MTV, just channels 2, 5, 7, 9 & 11 on the old tv along with the AM radio. We spent our days mowing grass, fishing in the creek that meandered through the farm with the night crawlers we found while walking behind the 3 bottom plow, (I can still smell the freshly turned soil and feel of the cold black dirt on my bare feet) picking ear corn, helping in the garden, taking Dad a mason jar of water while he ran the 3 section drag in a cloud of dust over the crop to kill the first flush of weeds, feeding the flock of ducks that populated the farm and playing baseball filled our days. Today, my life is **Ingrained** with passing my passion and knowledge of agriculture on to the next generation of our Ag Excellence Family and Staff to ensure that my past, present, and future customers, friends and family receive the full attention they deserve to ensure our "All Things Ag" approach is **Ingrained** in everything we touch for the future and the better good of agriculture for generations to come.

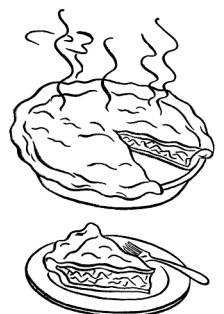


STRATEGIC

Today we have found that the devil is in the details... where we have discovered, if we don't take care of them, there is hell to pay... and we are the ones paying it! So, every day we have found in this environment, we above all things, have to be **Strategic**. In order to be successful in all of our divisions we need to carefully design and plan for our clients' specific needs to achieve an advantage over their competition. *Farm buying/selling Strategy* has changed and we have the solution, *Crop Insurance*, are you kidding me... The industry has lost focus of what the function of what crop insurance is. *Farm Management*, people, process and product spell out the fundamentals based on facts, not emotions. *Gold Standard Farmland Appraisals*, our proprietary software is the game changer, that is a force to be reckoned with. Need a **Strategy**, give us a call we will meet you at your office, conference room, shop or kitchen table to show you our systems and how we can implement them to achieve your goals by being **Strategic**.

THE TIME IS NOW

If you have been thinking of selling your farm in this market to either take a profit, 1031 trade into a property closer to home or to close out a Family Estate, we believe **The Time is Now**. Rooster Ag' has been in farmland acquisition and sales for 31 years now. Over this time, we have seen the land market spike then decline multiple times. Looking back to the most recent was at the end of December of 2020. Back then we had a hard time generating any offers on farms, with little to no farmer interest, limited 1031 trade investors or outside investors looking to diversify their portfolios into farmland, leaving some farms on the market for years. Today, the worm has turned, and land inventory is low, which is supporting this price rally based on supply and demand as a result of multiple factors creating an unusual market in unprecedented times. Today we are able to get farms under contract in a short period of time and get them closed on both the buyers and seller's desired terms. Lets put it this way. As one of my mentor, veteran land buyer/seller told me, "you should take pie when pie is passed" and the buyers today are offering you a piece of pie and we all know a piece of pie typically doesn't hang around for long. So if you want a piece of the pie, **The Time is Now**.



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 areas. 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 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

October 9th

Hunters Moon



October Weather Outlook

October Summary

Partly sunny skies are favored on Saturday and Sunday, October 1-2. Expect a cloudy and wet period from Monday to Friday, October 3-7. Partly sunny skies with passing showers favored from Saturday to Monday, October 8



-10. Sunny on Tuesday, October 11. Look for rain on Wednesday and Friday, October 12 and 14. Enjoy sun from Saturday to Monday, October 15-17. A mostly cloudy period with passing showers is expected from Tuesday to Sunday, October 18-23. After a mostly sunny day on Monday, October 24, clouds and showers are favored from Tuesday to Friday, October 25-28. Expect showers on Sunday, October 30 but dry skies on Halloween, Monday, October 31.

Note: Daylight saving time ends Sunday, November 6. Set clock back 1 hour. You gain one hour of sleep.

October Astronomy ~ It's in the Stars



October is a transitional month as we experience less than 12 hours of daylight. To open the month, the sun rises at 6:49 and sets at 6:37. On Halloween the sun rises at 7:24 and sets at 5:51.

Mercury rises low in the eastern sky in the morning about an hour before sunrise. Although not ideal, you might be able to catch Mercury before sunrise.

Venus rises in the eastern sky just before sunrise to open the month and will be lost in the sun's glare throughout the month.

Mars rises in the eastern sky a few hours after sunset and will be visible throughout the overnight hours.

Jupiter rises in the eastern sky before sunset and will be visible throughout much of the night. Look for Jupiter to the left of the moon on Friday, October 7.

Saturn rises in the afternoon and will be visible after sunset. Look for Saturn above the moon on Wednesday, October 5.

Next full moons: November 8—Beaver Moon and December 7—Cold Moon

November is expected to experience above normal temperatures.

Precipitation is expected to total below normal. Favored dates for heavier precipitation center on November 4, 5, 14, 23, 24, 25, and 30.

Long-Range Weather Outlook.

December expect warmer than normal temperatures with below normal precipitation.

January outlook favors warmer than normal temperatures and below normal precipitation.

February expect above normal temperatures with above normal precipitation.

March outlook favors above normal temperatures with above normal precipitation.



Morning Planets: Mercury (dawn), Mars, Uranus

Evening Planets: Jupiter, Saturn, Neptune

October Fun Facts

- ◆ One pound of wool can make 10 miles of yarn. There are 150 yards (450 feet) of wool yarn in a baseball.
- ◆ The heaviest turkey ever raised weighed 86 pounds, about the size of an average third-grader.
- ◆ The longest recorded flight of a chicken is 13 seconds.
- ◆ Pork is the most widely eaten meat in the world
- ◆ The average dairy cow produces seven gallons of milk a day, 2,100 pounds of milk a month, and 46,000 glasses of milk a year.
- ◆ Elevators in the Statue of Liberty use a soybean-based hydraulic fluid.
- ◆ There are 47 different breeds of sheep in the U.S



~Farmland for Sale~

Kane County—Campton Twp—267± acres/170± tillable acres. Multiple Fixer-upper house and buildings. With 100,000 square feet under roof. Excellent location off Beith Road & Route 47. Excellent income potential. **Limited Time Opportunity! \$19,950 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—Grafton Township— 71.50± acres/66.71± tillable acres. Excellent Location at the NEC Haligus Road & Ackman Road in Lakewood, IL. Zoned: R-1 current use– Farm. **\$18,950 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**

Winnebago County—Roscoe Township—146.88 acres/146.09 tillable acres, Zoned Commercial Highway & Light Industrial. Located less than a mile west of I-90 at the NWC of Willowbrook Road & Rockton Road. **\$26,950 per acre**

~Auctions~

Marshall County– Henry Township— 10± acre Mobile Home Park & 10± acres of land zoned I-1. 72 lots on the Mobile Home Park with potential to expand on the 10 acres of land. Located less than a mile away from the Illinois river.

Bidding Ends: October 5th at 1pm CST. Contact Samantha Vazzano for more information 815.321.2282

DeKalb County — Class A Farmland coming soon. Stay tuned!

~Wanted Land for Ready Buyers~

\$44M - Illinois, Iowa, Wisconsin & Indiana. Leasebacks Available end of the 4th Quarter of 2022

\$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**

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**

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**



Rooster Ag'
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~Normal for the Month~

OCTOBER 2 TO 8	OCTOBER 9 TO 15	OCTOBER 16 - 22	OCTOBER 23 - 29	OCT 30 TO NOV 5
AVG. HIGH..... 68	AVG. HIGH..... 65	AVG. HIGH..... 62	AVG. HIGH..... 58	AVG. HIGH..... 54
AVG. LOW..... 42	AVG. LOW..... 39	AVG. LOW..... 37	AVG. LOW..... 35	AVG. LOW..... 32
SUNSHINE 65% DAYLIGHT HOURS Precipitation 0.63	SUNSHINE 63% DAYLIGHT HOURS Precipitation 0.57	SUNSHINE 61% DAYLIGHT HOURS Precipitation 0.58	SUNSHINE 58% DAYLIGHT HOURS Precipitation 0.63	SUNSHINE 52% DAYLIGHT HOURS Precipitation 0.69

✚ Denotes Sales by Rooster Ag' Realty

RECENT COMPARABLE FARMLAND SALES/CLOSED

Date	County	Twnshp	Acres	Price/Acre	Date	County	Twnshp	Acres	Price/Acre
08/2022	✚ Boone	Spring	546.00	\$11,000	09/2022	✚ Lee	Alto	80.85	\$12,150
08/2022	✚ DeKalb	Clinton	341.00	\$11,000	08/2022	Lee	Wyoming	85.00	\$11,000
08/2022	✚ DeKalb	Afton	78.49	\$29,950	08/2022	Lee	Wyoming	201.00	\$15,000
09/2022	✚ DeKalb	Cortland	24.79	\$14,400	07/2022	Ogle	White Rock	75.00	\$10,875
08/2022	Kane	Virgil	111.00	\$12,000	06/2022	Stephenson	Lancaster	62.00	\$10,302

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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