



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

November 2022

CERTAIN VALUE



When I started my retail ag career in 1981 with my life-long friends the Hintzsche's, I was exposed to an Agricultural world beyond my Hinckley/Big Rock, County Line (Jones Road) cul-de-sac. I quickly became a student of agronomy with crash courses in soils, entomology, weed science and soil fertility and earned my designation as one of the first Certified Crop Advisors (CCA) in Northern Illinois. Through this process I learned that all farms possessed a **Certain Value**, where back then I would look at farms as "good farms" and "bad farms", all based on my views of ease ability in farming, yield potential and soil types to form my **Certain Value** criteria. Today as time has peeled back the onion layers of life and career I see all farm's **Certain Value's** as all "good farms", no bad.. Time has allowed me to understand that land is an imperfect market, as no two farms are exactly alike, due to neighborhood, soil types, percent tillable, yield/income potential, drainage, and recreational aspects, all differentiating each farms **Certain Value**. Where above all things each farm possesses certain qualities, all based on facts and most importantly, the beauty of the **Certain Value** that lies in the eye of the beholder.



SOIL FERTILITY DEPRECIATION DEVICE

When one looks at buying a farm or inheriting one, there are certain well known aspects that most recognize as depreciable assets. Example: grain bins, machine sheds, barns, hog/cattle facilities, houses, drain tile and fences are all recognized as depreciable assets under IRS guidelines. But one depreciable asset continues to go under utilized by the farm buying/farm inheriting, CPAs, Attorneys, Realtors, Farm Managers, Appraisers and Crop Insurance Community, *that is up until now*. Rooster Ag's team of Ag professionals has harnessed the ability to determine a farm's excess or residual soil fertility levels of your farm soils above optimum soil fertility levels. On farms that qualify, we can determine and apply a per acre valuation of the farm's excess or residual soil fertility values that can qualify as a depreciable asset. There are multiple factors that we analyze that we feed into our proprietary **Soil Fertility Depreciation Device (SFDD)** to determine each farms excess soil fertility value. We will then provide you with a document to hand over to your Accountant to capture this write off. We are sure you have questions, so give any of us a call and we will meet you at your office, conference room, shop, or kitchen table to discuss the value of Rooster Ag's **Soil Fertility Depreciation Device (SFDD)**.



CHALK ANOTHER UP FOR WISCONSIN

Just as we get Kelly acquainted with her new northern territory, our incredible, fresh out of college Samantha Vazzano "Sam-ba-lam" stuns us again, effortlessly sweeping in and passing her **Wisconsin** Broker's Exam as well. Now, officially licensed as a Real Estate Salesperson in the State of **Wisconsin**, Sam is ready to go to work in her new region. In the short five months Sam has been with us, she has passed the Illinois Broker's Exam, taken over our Auction division and now entered onto **Wisconsin** soil. Sam has proven to be a great asset to our team and continues to astonish us with her ambitious goals. We stand amazed as we watch her roots take over more and more land in this exciting industry, look out for "Sam-ba-lam".



Weather Almanac



by Meteorologist Frank Watson



Full Moon

November 8th

Beaver Moon



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, 20-year National Weather Service averages. These figures draw on the long history of systematic observations begun by the U.S. Army in 1817.

November Weather Outlook

November Summary

Temperatures are favored to average above normal. Precipitation is expected to total below normal. Some sun is favored on Tuesday and Wednesday, November 1-2. Clouds and rain are expected from



Thursday to Saturday, November 3-5. Sunny on November 6-7. Clouds and rain from November 8-10. Mostly sunny with only slight chance for a light rain from November 11-13. Mostly cloudy and passing showers on November 14-15. Expect a period of dry weather from November 16-20. Clouds and rain or snow are favored from November 21-25. Cold and sunny from November 26-28. Increasing clouds and rain on November 29-30.

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

November Astronomy ~ It's in the Stars



The second total lunar eclipse of 2022 will occur on Tuesday, November 8. Partial begins at 2:02AM, Full begins at 4:16AM, Max at 4:59AM, Full ends at 5:41AM.

Mercury is lost to the sun's glare throughout the month.

Venus 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. Look for Mars below the moon on Friday, November 11.

Jupiter rises in the eastern sky before sunset and will be visible throughout much of the night. Look for Jupiter above the moon on Friday, November 4. Jupiter will be due south on Friday, December 18 at 8PM.

Saturn rises during the daytime and will be visible after sunset before setting in the late evening hours. Look for Saturn above the moon on Tuesday, November 1 and again on Monday, November 28.



Morning Planets: Mars

Evening Planets: Jupiter, Saturn, Neptune

November Fun Facts

- ◆ The first Thanksgiving was celebrated in 1621 over a three day harvest festival
- ◆ The average number of calories consumed on Thanksgiving is 4,500
- ◆ The tradition of football on Thanksgiving began in 1876 with a game between Yale and Princeton.
- ◆ NFL games were played on Thanksgiving in 1920
- ◆ There are four towns in the United States named "Turkey." They can be found in Arizona, Texas, Louisiana, and North Carolina
- ◆ Abraham Lincoln proclaimed Thanksgiving a national holiday on October 3, 1863
- ◆ Butterball answers more than 100,000 turkey-cooking questions via their Butterball Turkey Hotline each November and December



~Farmland for Sale~

Kane County—Campton Twp—264± 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~

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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TODAY, WE ARE THANKFUL FOR THE FOOD
WE EAT AND THE FARMERS AND RANCHERS
WHO GROW IT.

Happy Thanksgiving!



~Normal for the Month~

Oct 30 to Nov 5	Nov. 6 to 12	Nov. 13 to 19	Nov. 20 to 26	Nov 27 to Dec 3
Avg. High 54	Avg. High 50	Avg. High 62	Avg. High 58	Avg. High 54
Avg. Low 32	Avg. Low .30	Avg. Low 37	Avg. Low 35	Avg. Low 32
Sunshine 52%	Sunshine 50%	Sunshine 61%	Sunshine 58%	Sunshine 52%
Daylight Hours	Daylight Hours	Daylight Hours	Daylight Hours	Daylight Hours
Precipitation 0.69	Precipitation 0.76	Precipitation 0.77	Precipitation 0.74	Precipitation 0.68

✖ Denotes Sales by Rooster Ag[®] Realty

RECENT COMPARABLE FARMLAND SALES/CLOSED

Date	County	Twtnshp	Acres	Price/Acre	Date	County	Twtnshp	Acres	Price/Acre
09/2022	Boone	Bonus	175.00	\$12,857	09/2022	✖ Kendall	Little Rock	200.53	\$15,225
09/2022	✖ DeKalb	Squaw Grove	232.33	\$15,750	09/2022	LaSalle	Adams	80.00	\$15,000
08/2022	DeKalb	Malta	118.00	\$13,680	07/2022	McHenry	Chemung	110.00	\$12,074
08/2022	DeKalb	Cortland	74.00	\$12,350	08/2022	Ogle	Flagg	83.00	\$11,525
03/2022	Kendall	Little Rock	111.00	\$13,650	08/2022	Will	Crete	78.00	\$10,648

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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