



Rooster Ag'

Farmland Real Estate · RA Commercial Properties
Farm Management · Federal Crop Insurance
Gold Standard Farmland Appraisal Services

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Office/Fax · (815) 333-4354

Don't let your money collect dust, invest in dirt!



Family Owned & Operated

March 2023

March is Women's History Month

Rooster Ag's Women in Ag'

Women tending to the agricultural needs of their family and their community has always been a part of our country, but studies have shown that there has been a rise of women in agriculture (Women in Ag'). Once every five years the United States Department of Agriculture (USDA) conducts a census that looks at demographic data that has been collected to capture the contributions of all persons involved in agriculture production across the country. The last conclusive census was in 2017 where the Census of Agriculture reported a 27% increase of female producers and 23% increase in the number of farms with female producers since the 2012 Census of Agriculture. A lot on our farms, in our country, and across the world has changed since 2017, and it is fair to say that the number of Women in Ag' will have increased upon the results of the 2022 census, which is currently underway. Although the exact data will not be known until released by the USDA, we know it has certainly increased here at Rooster Ag' and we are proud of it! We currently have women working in each division of our team and they surely keep us all on our toes. Their diverse backgrounds, outlooks on life, experience both on and off the farm, and the things they conquer both in and out of the office are worthy of recognition and celebration. Rooster Ag' knows that women are a crucial part of the farm-

ing industry, and in honor of Women's History Month, we want to take time to celebrate Rooster Ag's Women in Ag' and all the Women in Ag' we have the privilege of working with. We have passionately built our team to ensure we have the best professionals around and that our clients always get top notch customer service but over the last few years we internally have seen our Women in Ag' on the rise. Everyday women are paving the way of the future, allowing other Women in Ag' and our ag' community to prosper and advance for generations to come. Here at Rooster Ag' we have women who have all come together as part of the Rooster Ag' team as lovers of ag' and are committed to ensuring that other Women in the Ag' industry continue to thrive both on and off the farm. They can assist you with continuing your family farm's legacy, start your own farm, or even invest in farmland. Whether you need an appraisal for an existing farm you own, are looking to sell or buy farms, need crop insurance to support and protect your farm, want your farm depreciation assets valued or need assistance on managing your farms, Rooster Ag' has you covered, but more specifically, Rooster Ag's Women in Ag' have you covered. Here is a little reminder to celebrate all of the women in your life, but more specifically, your Women in Ag'. Let's be sure to celebrate them not only this month, but always. Happy Women's History Month!

Give Rooster Ag's Women in Ag' a call, we can meet you at your office, conference room, shop, or kitchen table to discuss how you can benefit from our services.



Kelly Ludwig
Managing Broker/
Owner



Nicole Speizio-De Paz
Associate Real
Estate Trainee
Appraiser



Megan Rossler
Real Estate
Paralegal



Zoe Quinn
Administrative
Assistant



Kristi Dummer
Marketing
Specialist



Jillian Smith
Farm Manage-
ment Coordinator



Samantha Vazzano
Real Estate Broker



Kathy Eller
Accountant

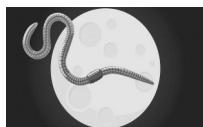
Weather Almanac



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 "Normal" 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 weeks to months 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

March 7th

Worm Moon



March Weather Outlook

March Summary

Temperatures are favored to average warmer than normal. Precipitation is expected to total above normal. Little to any precipitation activity is favored from March 1-8. Precipitation prospects are very good from



March 9-15. You can expect locally heavy totals as well as some snow later in this period. Lingering clouds and showers are favored from March 16-20. Expect sun on March 21-22. Clouds with rain changing to snow is favored from March 23-25. Showers are expected to remain in the forecast from March 26-30, especially to our south. Sun is favored on March 31.

As it rains in March, so it rains in June. March winds and April showers, Bring forth May flowers. So many mists in March you see, so many frosts in May will be

March Astronomy ~ It's in the Stars



Spring begins at 4:24pm March 20.

Mercury will be lost to the sun's glare this month.

Venus will be setting in the pre-dusk hours and will be visible after sunset low in the west for a few hours. On March 1 Venus and Jupiter will appear right on top of each other. After the first, Venus will appear higher in the sky than Jupiter. Look for Venus above the moon the evening of Thursday, March 23.

Mars will be high in the southern sky at sunset and will be a great viewing planet much of the month. Look for Mars to the left of the moon on Monday, February 27.

Jupiter rises in the eastern sky after sunrise and will be visible for a few hours during the evening hours after sunset. Look for Jupiter and the moon setting together after sunset on Wednesday, March 22.

Saturn will be lost in the sun's glare.

Future Weather Outlook

April is expected to experience near normal temperatures.

Precipitation is expected to total above normal. Favored dates for heavier precipitation center on April 4, 6, 7, 9, 10, 11, 17, 18, 22, 24, 25, 27, 28, 29, and 30.

Long-Range Weather Outlook.

May expect warmer than normal temperatures with above normal precipitation.

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



Morning Planets: Saturn

Evening Planets: Venus, Mars Jupiter, & Uranus

March Fun Facts





~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**

Kendall County—Kendall Twp—63.38± acres/61.75 ± tillable acres. Located off of Immanuel Road, just 2 miles from the city limits of Yorkville. **\$21,000 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**

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**

~Bid Basis/Auctions~

Interested in a Bid Basis or Auction Listing? Contact our Auction Manager Samantha Vazzano today at (815)321-2282.

~Buyers Broker~

Whether you are on a 1031 Trade timeline or looking to invest Capital into farmland you will soon find out, that like everything else these days, that finding farmland inventory that meets your criteria may be a real challenge. Need help? Simply reach out today to one of our Brokers to employ Rooster Ag' to be your personal Buyers Broker. We will prioritize you as a Buyer, go after specific farms you have identified or search for land that meets your criteria on timeline to contract/close a property, desired acreage, total amount to invest, exact location, and your desired net ROI. Now more than ever "Time is Truly of the Essence".

~Wanted Land for Ready Buyers~

- \$8.3M -** Illinois, Iowa, Wisconsin & Indiana. Lease backs available Q2 of 2023.
- \$3M -** Yorkville, Sugar Grove, Lily Lake. Lease back available. Funds available NOW.
- \$2.5M -** Northern Illinois & Southern Wisconsin. Lease back available. Funds available NOW.
- \$2M-** Northern Illinois & Southern Wisconsin. Funds available NOW.
- \$3M -** Hinckley, Waterman, Shabbona. Lease back available. Funds available NOW.
- \$3.4M-** Boone, DeKalb, Winnebago, Ogle, Stephenson. Funds available NOW.
- \$1M-** Southern Kendall County. Funds available NOW.



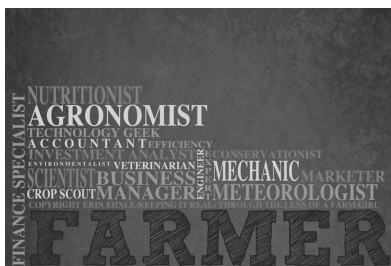
DeKalb Co – Cortland Township - 2 Commercial Buildings totaling 10,400±SF. Concrete floors and ample power in a great location in the middle of town. Well maintained and recently painted. Property also has 327,700bu grain storage bins. **\$340,000.00**

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**

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. **\$21,500 per acre**



Rooster Ag'
1100 S. County Line Rd.
PO BOX 297
Maple Park, IL 60151



~Normal for the Month~

MARCH 5-11	MARCH 12-18	MARCH 19-25	MARCH 26 – APRIL 1	
AVG. HIGH..... 44	AVG. HIGH..... 47	AVG. HIGH..... 50	AVG. HIGH..... 53	
AVG. LOW..... 24	AVG. LOW..... 27	AVG. LOW..... 29	AVG. LOW..... 32	
SUNSHINE 54% DAYLIGHT HOURS	SUNSHINE 54% DAYLIGHT HOURS	SUNSHINE 57% DAYLIGHT HOURS	SUNSHINE 56% DAYLIGHT HOURS	
Precipitation 0.51	Precipitation 0.59	Precipitation 0.68	Precipitation 0.79	

☛ Denotes Sales by Rooster Ag' Realty

RECENT COMPARABLE FARMLAND SALES/CLOSED

Date	County	Twtnshp	Acres	Price/Acre	Date	County	Twtnshp	Acres	Price/Acre
12/2022	Bureau	Berlin	60.00	\$12,800	12/2022	Ford	Drummer	80.00	\$13,500
12/2022	Bureau	Mineral	182.00	\$15,389	12/2022	Kane	Kaneville	160.00	\$15,600
12/2022	DeKalb	Afton	80.00	\$15,500	01/2023	☛ Kane	Sugar Grove	150.27	\$17,500
02/2023	☛ DeKalb	Clinton	120.54	\$16,592	12/2022	Kendall	Lisbon	75.00	\$14,507
12/2022	DeKalb	Paw Paw	81.00	\$13,700	12/2022	Lee	Lee Center	113.00	\$13,450

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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Samantha Vazzano	Real Estate Broker/Auction Manager	(815) 321-2282
Tyler Creath	Real Estate Broker	(815) 451-1152
Joe Ludwig	COB, Real Estate Broker, Owner	(630) 774-5887