



# Rooster Ag'

Farmland Real Estate · RA Commercial Properties

Farm Management · Federal Crop Insurance

Gold Standard Farmland Appraisal Services

[www.roosterag.com](http://www.roosterag.com)

Office/Fax · (815) 333-4354

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



*Family Owned & Operated*

**April 2023**

## Land Bank



As the panic button was hit in March due to the banking crisis, reminiscence of the concept that we all thought was just a story line from the Christmas classic "It's a Wonderful Life" with runs on the bank and no George Bailey to patiently facilitate the payouts of the panicking depositors. What happened with the Silicon Valley Bank (SVB) is that through COVID they became flush with cash and did not have enough loans to offset the deposits, so they took their excess funds and deposited them into 10 year US Government Bonds as the return was much higher than the short term bonds. Once interest rates went up, their depositors started pulling monies out to capture better returns on investments. Forcing SVB to cash out of the bonds to pay out their depositors, creating multi-billion dollar losses for them, thus creating the panic in the banking industry. As a result of the banking turmoil, we instantly saw a pause of Sellers of farmland and a resurgence of Buyers of farmland at the same time. Where prior to the crisis, farm family Estates being settled were anxious to take the cash from the sale of the farm and start their new lives, now became concerned as to where to hold their cash, as the tangible **Land Bank** they had would now be liquid, and potentially at risk if for depositing in a bank. The resurgence came with 1031 Trade investors grabbing any farmland available to park their monies in, providing them the security in the land and the

time they needed to find a more desirable investment or property to trade into at a later date. Truly defining the definition of a **Land Bank**.



## New Sign at Rooster Ag'

You may or may not have noticed, but Rooster Ag' has made some impressive changes to our office building. To continue to provide our clients with the very best services and options, we updated our old building sign with a new, digital one. This new building sign features a fully customizable 6x10 ft LED screen, perfect for both internal and external advertisements. We are excited to be able to offer this service to our clients as well as the local community. In addition to the new sign, we have also made an adjustment to the building name, opting to rename the property the Rooster Ag' Business Center to accommodate and cater to our growing staff, the buildings fantastic tenants and customers in person. We are excited to continue to grow. Next time you are in the area, make sure to drive by and see this beautiful new display. For more information regarding advertising on our digital display, please feel free to stop in the office or reach out to Kristi Dummer at (224) 723-9399 or [kristi@roosterag.com](mailto:kristi@roosterag.com)



## Investors of Farmland be aware

There is the potential for untapped depreciation in the farms you are buying or even inheriting or gifted. Have questions, give any of us a call, we will meet you at your office, conference room, shop or kitchen table to discuss how to capitalize on this opportunity utilizing our **Farm Depreciable Asset Valuation** program (FDAV).

# Weather Almanac



by Meteorologist Frank Watson



Full Moon

April 5th

Pink 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 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.

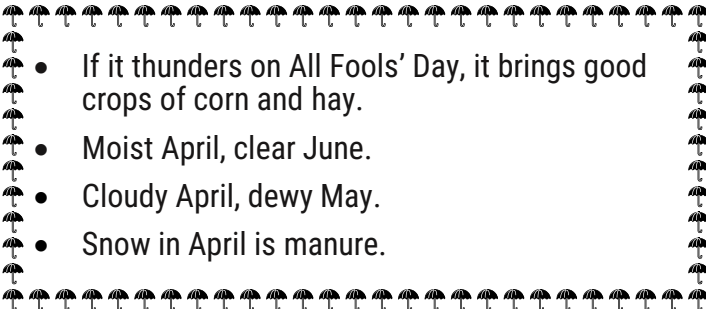
## April Weather Outlook

### April Summary

Temperatures are favored to average near normal. Precipitation is expected to total above normal. After a couple days of sun to open the month, expect passing showers on April 3-4.



Partly cloudy on April 5-6. A fairly active period of passing showers are favored from April 7 to 14 with some sun mixed in. Look for sun on April 15-16. Showers and thunderstorms expected on April 17-18. Partly cloudy and scattered showers favored from April 19-23. A mix of showers and sun is expected from April 24-30.



- If it thunders on All Fools' Day, it brings good crops of corn and hay.
- Moist April, clear June.
- Cloudy April, dewy May.
- Snow in April is manure.

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



**Mercury** will be visible for a short period low in the western sky after sunset for the first week of the month.

**Venus** will be setting in the pre-dusk hours and will be visible after sunset in the western sky for a few hours. Look for Venus above the moon the evening of Saturday, April 22.

**Mars** will be high in the southwestern sky at sunset and will be a great viewing planet much of the month. Look for Mars to the lower left of the moon on Tuesday, April 25.

**Jupiter** will be lost in the sun's glare this month.

**Saturn** will come into view after the first week of the month. Look for Saturn rising in the east before sunrise. Saturn will be above the moon the morning of Sunday, April 16.

### Future Weather Outlook

**May** expect warmer than normal temperatures with above normal precipitation.

**Precipitation** is expected to total above normal. Favored dates for heavier precipitation center on May 1, 2, 3, 5, 6, 8, 9, 10, 17, 18, 19, 20, 22, 23, 24, 26 and 28.

### Long-Range Weather Outlook.

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

**July** expect near normal temperatures with below normal precipitation.

**August** outlook favors near normal temperatures



**Morning Planets: Saturn & Neptune**  
**Evening Planets: Mercury, Venus, Mars & Uranus**

### March Fun Facts

#### The Month Of April



BIRTH STONE  
DIAMOND



BIRTH FLOWER  
DAISY



STAR SIGNS  
ARIES & TAURUS

**Personality**  
People born in April are very brave and courageous. You will find them very outgoing and of strong attitude. It is their courage which derives them for better prospects in life. They also have a huge passion for food, science, books, and they're really passionate about what they do.

#### Did you know...?

- April is named after the Greek goddess of love, Aphrodite. In the Roman calendar, the fourth month April is spelled Aprilis, meaning "to open."
- The name Aprilis, then, fits April, because in so many places in the northern hemisphere April is the month when trees and flowers begin to bloom and go on to flower.
- The Elizabethan playwright William Shakespeare was another April genius, born on April 23, 1564, and died on or about his April birthday at the age of 52 in England in 1616.

#### Special Days



01 APRIL  
April Fools Day



07 APRIL  
World Health Day



15 APRIL  
World Art Day



25 MARCH  
International Waffle Day

#### Famous April Birthdays

Leonardo da Vinci, William Shakespeare, Al Pacino, David Letterman, Alec Baldwin, Jessica Alba, Eddie Murphy, Mandy Moore, Penélope Cruz, William Wordsworth, Charlie Chaplin, David Oyelowo, Michael Fassbender, Robert Downey Jr., Pharrell Williams, Jackie Chan, Paul Rudd, America Ferrera, Jack Nicholson, Dev Patel.

FLITTLE PICTURE COMPANY

Soybean oil-based ink used in printing this newsletter.



### ~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 Twp - 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**

**DeKalb County— DeKalb Twp-116± acres/114.45 tillable acres, with a 141.2 PI.** Located off Rich & Glidden Road. Farm lease open for 2023 if we move fast. **\$17,500 per acre**

**DeKalb County— DeKalb Twp- 160.35± acres/ 151.74± tillable acres.** Located off of N. 1st Street, great location! Has outbuildings and grain bins. **\$19,950 per acre**

**Winnebago County—Roscoe Twp-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~

- \$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 County—Cortland Twp - 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**

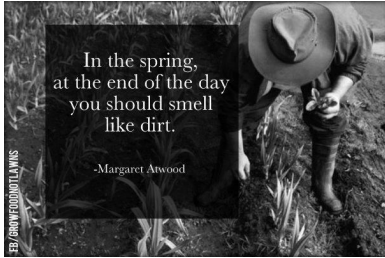
**DeKalb County—Cortland Twp-57.18 acres/53.50± tillable acres.** Located at the SEC of Route 38 & Somonauk Road, just northeast of the Ferrara Candy Distribution Center & the future Facebook Data Center **\$29,950 per acre**

**Ogle County—Flagg Twp - 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**

**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**



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



~Normal for the Month~

<b>APRIL 2-8</b>  AVG. HIGH..... <b>55</b>  AVG. LOW..... <b>33</b>  SUNSHINE <b>53%</b> DAYLIGHT HOURS  <i>Precipitation 0.82</i>	<b>APRIL 9-15</b>  AVG. HIGH..... <b>58</b>  AVG. LOW..... <b>35</b>  SUNSHINE <b>58%</b> DAYLIGHT HOURS  <i>Precipitation 0.91</i>	<b>APRIL 16-22</b>  AVG. HIGH..... <b>61</b>  AVG. LOW..... <b>37</b>  SUNSHINE <b>55%</b> DAYLIGHT HOURS  <i>Precipitation 0.95</i>	<b>APRIL 23-29</b>  AVG. HIGH..... <b>64</b>  AVG. LOW..... <b>40</b>  SUNSHINE <b>56%</b> DAYLIGHT HOURS  <i>Precipitation 0.94</i>	
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☜ Denotes Sales by Rooster Ag' Realty

**RECENT COMPARABLE FARMLAND SALES/CLOSED**

Date	County	Township	Acres	Price/Acre	Date	County	Township	Acres	Price/Acre
02/2023	☜ Boone	Boone	418.99	\$9,790	01/2023	LaSalle	Meriden	45.00	\$15,300
03/2023	☜ Bureau	Multiple	858.13	\$14,745	02/2023	☜ McHenry	Grafton	72.32	\$18,181
02/2023	Bureau	Manlius	78.00	\$11,215	03/2023	☜ McHenry	Grafton	128.75	\$13,100
01/2023	Kane	Blackberry	120.00	\$11,666	01/2023	Ogle	Dement	72.00	\$14,000
01/2023	LaSalle	Meriden	76.00	\$15,100	12/2022	Ogle	Forreston	154.00	\$12,990

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:



**ROOSTER AG' DIRECTORY**



<b>Kelly Ludwig</b>	<b>Designated Managing Broker, Owner</b>	<b>(630) 546-8267</b>
<b>Stason Ludwig</b>	<b>CEO</b>	<b>(815) 762-2136</b>
<b>Jillian Smith</b>	<b>Farm Management Coordinator</b>	<b>(815) 901-5074</b>
<b>Dalton Jahntz</b>	<b>Appraisal Manager/Real Estate Broker</b>	<b>(630) 525-1431</b>
<b>Kristi Dummer</b>	<b>Marketing Specialist</b>	<b>(224) 723-9399</b>
<b>Karl Viskne</b>	<b>Crop Insurance Agent/Appraisal Services</b>	<b>(630) 770-8708</b>
<b>Jeff Dickey</b>	<b>Crop Insurance Agent</b>	<b>(815) 757-3788</b>
<b>Kathy Eller</b>	<b>Accounting Manager</b>	<b>(847) 217-9274</b>
<b>Zoe Quinn</b>	<b>Administrative Assistant</b>	<b>(815) 824-8270</b>
<b>Megan Rossler</b>	<b>Real Estate Paralegal</b>	<b>(920) 621-9940</b>
<b>Nicole Speizio-De Paz</b>	<b>Trainee Appraiser</b>	<b>(631) 905-2074</b>
<b>Steve Edwards</b>	<b>Real Estate Broker/ Farm Manager</b>	<b>(630) 774-7470</b>
<b>Samantha Vazzano</b>	<b>Real Estate Broker/Auction Manager</b>	<b>(815) 321-2282</b>
<b>Doug Maple</b>	<b>Real Estate Broker</b>	<b>(630) 333-7203</b>
<b>Tyler Creath</b>	<b>Real Estate Broker</b>	<b>(815) 451-1152</b>
<b>Joe Ludwig</b>	<b>COB, Real Estate Broker, Owner</b>	<b>(630) 774-5887</b>