



# 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*

**May 2023**

## On The Road



When I started my professional Ag Career in 1981 with my dear friends the Hintzsche Family, the Ag Sector had just started sending salesman **On the Road** making cold calls to farms. Prior to that, the farmers would come to the places of business to order the products needed for the farm. So, David put me **On the Road**, giving me the opportunity to create great business partners and lifelong friendships within the Ag sector, both of which are still in existence 42 years later. For years now I have wanted to get representatives of our Company **On the Road**, and now the time has come. Familiar face, Steve Edwards and new addition to our team Doug Maple, both licensed Real Estate Brokers and well versed in all sectors of agriculture are **On the Road**, meeting with Farmers, Banks, Investors, Executors of Estates, Buyers and Sellers to show them what Rooster Ag' has to offer. Our mission: Help farming operations meet their goals, determine how many acres they desire to farm and in what location. Help them, one of their landlords or one of our extensive networks of investors buy farms in their wheelhouse to add acres to their operation. Ensure all Buyers, or ones who have recently inherited, or been gifted farms, understand the depreciable assets that loom undercover in the ownership of land by utilizing our Farm Depreciable Asset Valuation (FDAV) processes to unlock huge potential tax benefits. Explain how utilizing our Gold Standard Farmland Appraisal process works to evaluate farms for Estate purposes or create spot on Market Analysis' of farms that one may be considering buying, selling, or trading. Ensure growers are utilizing sensible Crop Insurance options based on actual production history of crops grown on each farm specifically. Educate farmers and landowners of farms on how our Farm Management process works and how they can benefit from us to grow their operations or have a

game plan if retirement may be something being considered for the future. We believe these guys will be a big benefit to the Ag sector and further give these guys the opportunity to create business partners and lifelong friendships all because they are **On the Road**.



We are pleased to announce that we now have **GreenWave Consulting, LLC**, an environmental consulting analysis company, located in the lower level of the Rooster Ag' Business Center. **Green Wave** has been providing decades of experience with federal, state, and local guidelines concerning the handling of environmental issues on farms and ensuring all clean-ups will go according to government guidelines. One particularly useful service for the agriculture industry is their ability to achieve incident closures for Leaking Underground Storage Tank (LUST) sites. They guide us through the process to achieve closure and reimbursement, ensuring IEPA guidelines and requirements will be met. In addition to environmental clean-up, **Green Wave** can assist us with due diligence and inspections, if required, for a Phase I (Environmental Site Assessments) and Phase II (Subsurface Investigations). If there are concerns they can provide a comprehensive analysis to determine the environmental condition of a farm being purchased and identify any potential environmental impacts that could effect the property value. They can also be called on to provide expert witness testimony concerning environmentally effected areas and professional opinions regarding proper remediation and removal of contaminated soil and water. We are thrilled to have this company working in our building and are excited to have our clients utilize all the services **Green Wave** has to offer. To learn more about the company or to set up an appointment, feel free to call them at 217-726-7569 or email them at [jeffw@greenwavecon.com](mailto:jeffw@greenwavecon.com).

# 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 particular counties we serve and reflect the average high and low temperatures, plus average amount of sunshine and precipitation experienced each week to week in the area over the past 110 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 short-term, 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

May 5

Flower Moon



## May Weather Outlook

### May Summary

Temperatures are favored to average near normal. Precipitation is expected to total above normal. A rather active weather pattern is expected to dominate the first ten days of the month. Expect clouds and passing



showers during this period with the best chance for sun coming only on May 6-7. Sun is also favored from May 11-16. The weather pattern becomes active again with clouds and showers from May 17-20. A mix of sun, clouds and showers is favored on May 21-22. Showers and thunderstorms are in store from May 23-26. A mix of sun, clouds and showers is expected to end out the month from May 27-31.

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\* "In the merry month of May, when green leaves \*  
\* begin to spring, little lambs do skip like fairies, \*  
\* birds do couple, build, and sing." \*  
\*\*\*\*\*

### Future Weather Outlook

June is expected to experience cooler than normal temperatures.

**Precipitation** is expected to total above normal. Favored dates for heavier precipitation center on June 4, 7, 8, 9, 11, 12, 15, 18, 19, 20, 22, 23, 24, 25, 26, 27, 28, 29 and 30.

### Long-Range Weather Outlook.

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

**August** outlook favors near normal temperatures with above normal precipitation.



Morning Planets: Jupiter, Mercury  
Saturn & Neptune  
Evening Planets: Mars & Venus

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



May will be a good month to view the planets. Mercury will be lost to the sun's glare to open the month. It will be low in the eastern horizon the last few days of the month and will be a tough view before sunrise. 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 below the moon the evening of Tuesday, May 23. Mars will be in the western sky at sunset and will be a great viewing planet much of the month. Look for Mars below the moon on Wednesday, May 24. Jupiter will come into view around the middle of the month before sunrise in the eastern sky. By the last week of the month Jupiter should be easier to spot on the eastern horizon before sunrise. Look for the moon and Jupiter right next to each other on Wednesday, May 17. Saturn rises in the overnight hours and can be viewed until sunrise in the east southeast sky. Look for the moon below Saturn during the early morning hours of Saturday, May 13.

### May Fun Facts

31 DAYS IN THE MONTH  
National Pet Month  
Mother's Day  
Lily of the Valley  
Emerald Birthstone  
MAY FUN FACTS  
BBQ Month  
Spring  
Memorial Day  
Cinco De Mayo  
Astrology Signs  
Kentucky Derby  
5th Month of The Year  
Taurus Gemini  
MADEWITHHAPPY.COM



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

**DeKalb County—Genoa Twp—176.73± acres/ 171.56± tillable acres.** Located off of Melms Road, just west of the DeKalb/Kane County Line. **\$16,000 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**

**LaSalle County— Grand Rapids Twp—159.46± acres/130.89± tillable acres.** Located 7.8 miles south of Marseilles & 7 miles northeast of Streator. **\$9,750 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.  
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Maple Park, IL 60151



~Normal for the Month~

APRIL 30 TO MAY 6	MAY 7 TO 13	MAY 14 TO 20	MAY 21 TO 27	MAY 28 TO JUNE 3
AVG. HIGH..... <b>68</b>	AVG. HIGH..... <b>71</b>	AVG. HIGH..... <b>73</b>	AVG. HIGH..... <b>75</b>	AVG. HIGH..... <b>78</b>
AVG. LOW..... <b>43</b>	AVG. LOW..... <b>45</b>	AVG. LOW..... <b>48</b>	AVG. LOW..... <b>50</b>	AVG. LOW..... <b>52</b>
SUNSHINE <b>56%</b> DAYLIGHT HOURS Precipitation <b>0.90</b>	SUNSHINE <b>57%</b> DAYLIGHT HOURS Precipitation <b>0.84</b>	SUNSHINE <b>59%</b> DAYLIGHT HOURS Precipitation <b>0.87</b>	SUNSHINE <b>62%</b> DAYLIGHT HOURS Precipitation <b>0.91</b>	SUNSHINE <b>61%</b> DAYLIGHT HOURS Precipitation <b>0.95</b>

🐔 Denotes Sales by Rooster Ag' Realty

**RECENT COMPARABLE FARMLAND SALES/CLOSED**

Date	County	Township	Acres	Price/Acre	Date	County	Township	Acres	Price/Acre
04/2023	🐔 Boone	Flora	53.37	\$10,500	03/2023	Kane	Virgil	228.00	\$9,441
02/2023	DeKalb	Afton	136.00	\$15,013	03/2023	Lee	Amboy	74.00	\$12,800
02/2023	DeKalb	Clinton	140.00	\$15,600	01/2023	Lee	Brooklyn	116.00	\$14,800
03/2023	DeKalb	Malta	161.00	\$15,000	01/2023	Lee	Wyoming	158.00	\$14,984
03/2023	Ford	Drummer	155.00	\$13,200	04/2023	🐔 McHenry	Hebron	215.00	\$8,418

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**



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	Director of Sales/Real Estate Broker	(630) 525-1431
Kristi Dummer	Marketing Specialist	(224) 723-9399
Karl Viskne	Crop Insurance Agent	(630) 770-8708
Jeff Dickey	Crop Insurance Agent	(815) 757-3788
Kathy Eller	Accounting Manager	(847) 217-9274
Zoe Quinn	Administrative Assistant	(815) 824-8270
Megan Rossler	Real Estate Paralegal	(920) 621-9940
Nancy Wilkinson	Real Estate Administrative Assistant	(815) 762-8337
Nicole Speizio-De Paz	Appraisal Manager/Trainee Appraiser	(631) 905-2074
Steve Edwards	Real Estate Broker/ Farm Manager	(630) 774-7470
Samantha Vazzano	Real Estate Broker/Auction Manager	(815) 321-2282
Doug Maple	Real Estate Broker	(630) 333-7203
Tyler Creath	Real Estate Broker	(815) 451-1152
Joe Ludwig	COB, Real Estate Broker, Owner	(630) 774-5887