



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

August 2023

Busy



When I was 40 years old I retired from the demanding retail ag industry and decided to sit back and catch my breath. As I pondered what the next chapter(s) of my life would look like, the realization set in that all 178 customers and all the employees that I dealt with on a daily basis no longer needed me, my phone quit ringing. I had nowhere to go and really had nothing to do, then the depression set in. I had to redefine myself and find something to do to keep me engaged in life with direction and purpose. I had to find a way to keep myself **Busy** and fulfilled in this new life. I battled silence and depression for 6 months before I could get off the couch and get back to work and get **Busy**. So I decided to dig a lake on my Big Rock property, redefined Rooster Ag's business model, built my dream home and got married to my dream girl, eliminating the silence and depression with family, friends and business, where I once again was engaged in life with direction and purpose and for sure **Busy**. What I learned from this experience has helped me help others who have retired from farming, sold their business, have lost their significant others through death or divorce, and who are struggling with what's next in life. I always forewarn them the silence and depression is coming and to be prepared and find a way to keep themselves **Busy**, whatever it is, find a way to keep **Busy**. For the most part when I have this conversation with them, they look at me like I'm crazy. Trust me, I am not. So reflecting back I now realize my life has been split into 3 segments, Stage 1: 0-30 (my upbringing, religion and education, my learning years, "**Busy**"), Stage 2: 30-60 (family, parenthood, business development and structure for retirement and succession "**Busy**"), Stage 3: 60- to let's just for simple math say 90 (being a dad, a grandpa, a friend, a mentor to the next generation of the Rooster team, finding new ways to keep my mind and body active and youthful through renewed faith, enjoying family and friends at a whole new level, and for sure keeping myself **Busy**.) Need to talk? Give me a call, I will meet you at your office, conference room, shop or kitchen table and will be happy to take the time to just listen or help you find your own ways to keep yourself **Busy**.

IYKYK

IYKYK If You Know You Know that at Rooster Ag' we take our clients' needs to heart and go above and beyond to be sure that whatever project you entrust us with gets done with professionalism, care, consideration and passion with every T crossed and every I dotted. In a world full of acronyms, just when you thought LOL meant Lots of Love, it turns out it means Laugh Out Loud. Funny how letters can automatically form words in our heads in today's world, so much so that even if we don't know what the letters stand for, our minds can quickly figure it out. So, since everyone, everywhere, is utilizing acronyms, we will too. So, **IYKYK**, Rooster Ag' has an astute team of individuals that have developed their own niches and passions for Ag business, further proving the quality of service you've come to expect from us over the years, proving strategies, unprecedented weekly updates, unique problem solving solutions and ideas, always lending an ear to listen and provide guidance will continue to be the norm with our crew. Whether you are an existing client or looking for a strategic ally, **If You didn't Know**, you can rest assured that your trust in Rooster Ag and its' team is devoted to Ag business and helping you build your legacy, now **You Know**. ~ Kelly Ludwig

Land Inventory

As suspected the **Land Inventory** is increasing due to sellers of land who have been apprehensive to sell in an upward trend market are now bringing their land to the market. This trend will continue into the fall, but unfortunately now we will have limited buyers willing to pay the perceived premium for the land with half of the return of a bank CD, further fueling a large **Land Inventory**. Now we all still have concerns of having money in the bank and land over history appreciates, where the dollar weakens. I always tell the investors in land, I drove by your farm and it's still there, safe and secure. If you're looking to protect your cash, invest in dirt. The opportunity is here to pick up a nice farm at the right price due to the availability of the now **Land Inventory**.

Weather Almanac

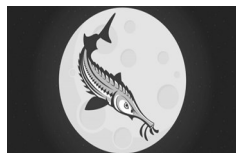


by Meteorologist Frank Watson



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 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, 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

August 1

Sturgeon Moon



August Weather Outlook

August Summary

Temperatures are favored to average near normal. Precipitation is expected to total above normal. A sunny and dry start of the month is expected from August 1-4. Prospects increase for showers and thunderstorms



during the period from August 5-12. Locally heavy totals are possible. Sunny and mostly dry skies are favored from August 13-15. The second half of August looks very active. We'll be making up for a dry past few months. Some heavier dates for rain include July 17, 18, 20, 21, 24, 25, 26 and 31.

* **Blue Moon. August 30.** *
* The second full moon occurring within a calendar *
* month is usually bestowed this title. A full moon *
* occurring very late in August or very early in Sep- *
* tember is sometimes bestowed with the title of *
* Fruit Moon or Barley Moon. *

August Astronomy ~ It's in the Stars



From July 1 to August 31 we'll lose 2 hours of daylight, which just means better opportunities to view the night's sky.

Mercury is lost in the sun's glare throughout the month. Venus will be lost in the sun's glare throughout the month. Better viewing opportunities will come the second week of September when it becomes a morning planet. Mars will be setting in the western sky at sunset to open the month and will be difficult to view.

Jupiter rises just after midnight to open the month and then just a little earlier every night thereafter. Jupiter will then be visible through the overnight hours until sunrise. Look for the moon and Jupiter rising together during the early morning hours of Tuesday, August 8. Saturn rises in the evening and can be viewed until sunrise. Look for the moon to the lower right of Saturn as they rise together during the evening of Wednesday, August 2.

Future Weather Outlook

September expect above normal temperatures with near normal precipitation.

Precipitation Long-Range Weather Outlook. is expected to total near normal. Favored dates for heavier precipitation center on September 2, 7, 8, 12, 13, 14, 15, 19, 21, 22, 24, 27, 28, and 29.

October expect colder than normal temperatures with above normal precipitation.

November outlook favors colder than normal temperatures and below normal precipitation.



Morning Planets: Jupiter, Uranus, Neptune

Evening Planets: Mercury (dusk) Mars (dusk) & Saturn

August Fun Facts





~Farmland for Sale~

Kane County—Campton Twp—267± acres/170± tillable acres, excellent soils with a PI of 128. 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, excellent soils with a PI of 137.7. 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**

Kane County—Big Rock Twp—221± acres/210.58± tillable acres, excellent soils with a PI of 129.8. The farm is adjacent to the village of Big Rock. Includes a house and outbuildings, located off of Wheeler Road. **\$19,950 per acre.**

Kane County—Big Rock Twp—55± acres/38.76± tillable acres. Located off of Route 30, adjacent to the village of Big Rock. Includes a house, detached garage, a cool barn, and a pond! **\$1,295,000.00**

Kendall County— Kendall Twp—63.38± acres/61.75± tillable acres, excellent soils with a PI of 139. Located off of Immanuel Road, just 2 miles from the city limits of Yorkville. **\$19,950 per acre**

Kendall County— Little Rock Twp—140.61± acres/138.89± tillable acres, excellent soils with a PI of 138.1. Located off of Lions & Millington Roads. Farm includes a house and buildings. **\$19,995 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, excellent soils with a PI of 133.1. 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, excellent soils with a PI of 134.4. Located off of Melms Road, just west of the DeKalb/Kane County Line. **\$16,000 per acre, divisible via an 80 and 96.73 acre parcels.**

LaSalle County— Grand Rapids Twp—159.46± acres/130.89± tillable acres, with a soil PI of 119.4. Located 7.8 miles south of Marseilles & 7 miles northeast of Streator. **\$9,750 per acre, divisible via 40/40/80 acre parcels or two 80 acre parcels.**

~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.
- \$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.



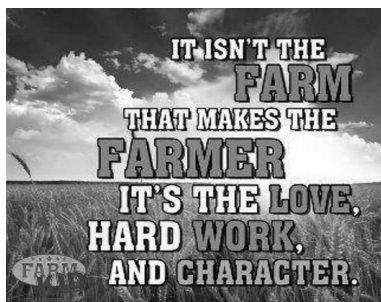
DeKalb County—Cortland Twp—57.18 acres/53.50± tillable acres. Located at the SEC of Route 38 & Somonauk Road, just northeast of the Ferrara Candy Distribution Center & the future Facebook Data Center **\$29,950 per acre**

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 Dauberman extension. Zoned MCU— Mixed Use Commercial. Excellent location to open your business! **\$250,000**



Rooster Ag'
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~Normal for the Month~

July 30 to Aug. 5	August 6 to 12	August 13 to 19	August 20 to 26	Aug 27 to Sep. 2
Avg. High.....81	Avg. High.....80	Avg. High.....80	Avg. High.....79	Avg. High.....77
Avg. Low..... 61	Avg. Low.....61	Avg. Low..... 61	Avg. Low..... 61	Avg. Low..... 58
Sunshine 70%	Sunshine 69%	Sunshine 70%	Sunshine 68%	Sunshine 62%
Daylight Hours	Daylight Hours	Daylight Hours	Daylight Hours	Daylight Hours
Precipitation 0.89	Precipitation 0.97	Precipitation 0.82	Precipitation 1.06	Precipitation 0.97

☛ Denotes Sales by Rooster Ag' Realty

RECENT COMPARABLE FARMLAND SALES/CLOSED

Date	County	Township	Acres	Price/Acre	Date	County	Township	Acres	Price/Acre
06/2023	Boone	Flora	76.00	\$12,421	05/2023	McHenry	Dunham	38.00	\$11,684
07/2023	☛ DeKalb	Clinton	65.00	\$11,000	04/2023	Ogle	Maryland	75.00	\$16,700
07/2023	☛ DeKalb	Victor	62.54	\$6,900	05/2023	Will	Manhattan	158.00	\$12,500
05/2023	Kane	Rutland	25.00	\$13,600	05/2023	Will	Will	198.00	\$10,656
05/2023	Kane	Sugar Grove	187.00	\$13,231	06/2023	☛ Winnebago	Roscoe	146.88	\$16,000

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:



ROOSTER AG' DIRECTORY



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Jeff Dickey	Crop Insurance Agent	(815) 757-3788
Kathy Eller	Accounting Manager	(847) 217-9274
Zoe Quinn	Administrative Assistant	(815) 824-8270
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