



Rooster Ag

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

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THE GOLD STANDARD

Family Owned & Operated

November 2023

Reminders



My whole life I have needed a way to **remind** myself to do things and not forget. It was always a real problem. As it turns out, I was dyslexic, had attention deficit disorder and of all things, color blind, further adding to my disconnect with others view of the world they lived in, which was much different than mine. As a child I had guidance and **reminders** from all 3 of my sisters to keep me on track. Once I went to work for the Hintzsche Family I developed the skills of listening and writing down what was expected of me and following that **reminder** script to the T with a self-imposed no room for errors mentally as to not disappoint the Hintzsches or any of my fellow co-workers or customers. This **Reminder** system worked and still works great for me today, along with the structure Stason has put in place to run Rooster Ag'. Today I have the luxury of 14 co-workers implementing **Reminders** and follow ups throughout the days, weeks, months and years, utilizing cell phones and computers along with all the software available to them today to allow us to provide the top of the line services expected of us to grow our customers business' and achieve their individual goals. I have asked my crew to give me some ideas on **Reminders** they use. Below are some **Reminders** to consider. Put something physical out of the ordinary on your car seat, bed or desk. Flip your medicine bottle upside down, upside down means you took it! Leave the empty box or bottle of something you need from the grocery store by your keys, when working on something, put everything in a box, tools screws, etc. then its all in one place. Utilize a handwritten calendar and who would think... email yourself! I just wanted to say this thank you to all of you for all your help in my life and business as my own personal friendly **Reminder** of my thanks.

Vacation Home

Over the years I have watched a lot of my friends and clients buy **Vacation Homes** in Wisconsin, Arizona, Texas and Florida. I never saw the appeal, but once Kelly introduced me to Florida life and what the Gulf of Mexico had to offer, I understood. As a big part of the farms coming to the market are a result of the generational shift i.e. families with multiple children selling off all or portions of their parents land holdings. I have encountered several of the siblings desires to take their inheritance and buy that **Vacation Home** and enjoy their inheritance and the rest of their lives. A solid plan, especially if the inheritance had a stepped-up in basis applied upon the passing of the parents. If so, upon the sale of the farm, little or no capital gains tax could be due. So a 1031 Trade would not be necessary, as such a **Vacation Home** becomes a very good option for some. If you are thinking Florida's Gulf Shore is the place for you or your Family. Give us a call and Kelly will get working to help you find your perfect Florida **Vacation Home**.

Regenerative Farming

Back in 2019, Mark Rissman a lifelong family friend, business consultant and what I call a futurist, told me we would see a resurgence in **Regenerative Farming**. Since there is no definition of **Regenerative Farming**, I will explain it like this. Generally, it is similar to how great Grandma and Grandpa farmed, no herbicides/pesticides, the use of livestock manure as fertilizer, crop rotation and cover crops, with an emphasis on reducing or eliminating tillage, which in turn will sequester carbon in our soil, improve the soil health and increase the validity of life in our soils ecosystem (biodiversity) to improve our water cycle and build topsoil while increasing resilience to climate change. It turns out Mark was, as usual, spot on. When COVID hit we began getting calls and selling small parcels of land to people wanting to de-urbanize, get their own plot of land to grow their own crops and get off the grid while practicing **Regenerative Farming** practices. Since then, we have worked with several investors and growers pursuing organic farming as an alternative to today's conventional farming. General Mills, Walmart and Sams Club recently announced a partnership commitment to accelerate **Regenerative Farming** practices on 600,000 acres in the U.S. by 2030, which represents the amount of acres General Mills utilizes to produce the key ingredients in their products that they sell through Walmart and Sams Club, further supporting **Regenerative Farming**. Have questions, give us a call we will meet you at your office, conference room, shop or kitchen table to discuss the head start that Mark provided us on the resurgence of **Regenerative Farming**.

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 in weeks to weeks 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
November 27
Beaver Moon



November Weather Outlook Summary



Temperatures are favored to average below normal. Precipitation is expected to total below normal.

Prospects are poor for precipitation from November 1 to 9. Expect more sun than clouds and cooler temperatures. Precipitation prospects increase from November 10 to 13. Mostly sunny skies are expected November 14-16.

A rain or snow event is expected on November 17. Clouds and showers are expected to linger on November 18-19. A rain to snow event is possible on November 20-21. Precipitation chances are slight from November 22-25. Expect an active weather pattern with rain or snow from November 26-30.

Weather Lore:

- Thunder in November indicates a fertile year to come
- Flowers in bloom late in autumn indicate a bad winter.
- If there be ice in November that bear a duck, there will be nothing thereafter but sleet and muck,
- As in November, so the following March.
- Barred Owls calling late in fall indicate a rough winter.

November Astronomy ~ It's in the Stars



The days are visibly shorter. We lose about an hour of daylight from November 1 to November 30. Hours of daylight on November 30 is 9 hours and 27 minutes.

- Mercury will be lost to the sun's glare.
- Venus rises after 3am and will be visible until sunrise in the southeast sky. Look for the waning crescent moon next to Venus on Thursday, November 9.
- Mars will be lost in the sun's glare this month.
- Jupiter rises in the late afternoon hours and will be visible throughout the month during the overnight hours. The moon and Jupiter rise together the evening of Saturday, November 11.
- Saturn rises in the late afternoon and can be viewed until the late evening hours. The moon and Saturn rise together the evening of Monday, November 20 in the southern sky.

Future Weather Outlook

- December** expect warmer than normal temperatures with below normal precipitation
- Precipitation** is expected to total below normal. Favored dates for heavier precipitation center on December 1, 8, 10, 15, 17, 26, 28, 29, and 31.
- January** outlook favors above normal temperatures with below normal precipitation.
- February** expect above below temperatures with below normal precipitation.



Morning Planets: Venus
Evening Planets: Mercury (dusk), Jupiter, Saturn, Uranus, Neptune

30 DAYS IN THE MONTH

- National Fun with Fondue Month
- National Play Monopoly Day
- Day of the Dead
- Turtle Adoption Day
- Chrysanthemum Flowers
- National French Toast Day
- Topaz Birthstone
- National Mason Jar Day
- Vetans Day
- World Kindness Day
- National Pickle Day
- Astrology Signs: Scorpio, Sagittarius
- Fall Season
- Thanksgiving

NOVEMBER FUN FACTS

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~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. **\$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**

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**

McHenry County — Riley Twp—93.26± acres/92± tillable acres. Located on the south side of Anthony Road, just west of the new Route 23 & I-90 Interchange. **\$15,000 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. **UNDER CONTRACT**

DeKalb County—Genoa Twp—106.97± acres/ 99± tillable acres. The farm is situated between DeKalb & Cortland, IL at the NWC of Route 38 & Loves Road. Zoned General Commercial (GC) and annexed into the town of Cortland. **\$14,000 per acre**

Boone County—Boone Twp—105± acres/ 102.16± tillable acres. Includes 44 acres located off of 173 adjacent to the village of Capron and 61 acres located off Burr Oak Road. **\$12,950 per acre**

Boone County—Boone Twp—121± acres/ 117± tillable acres, excellent soils with a PI of 135.3. Located off Carlson/Garden Prairie Road on the south side of I-90. **\$15,000 per acre**

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.**

NEW Lee County—Viola Twp—153.41± acres/143.61± tillable acres, excellent soils with a PI of 124.6. The farm is south of Route 30, on southwest corner of Stainbrook & Fisk Road. **\$11,950 per acre.**

Winnebago County— Harrison Twp—51.13± acres/43.45± tillable acres. Located off Oliver Road nestled along the Pecatonica River. Excellent mix of income producing farmland & recreational/hunting property. **\$16,000 per acre**

~Bid Basis/Auctions~

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



McHenry County—Door Twp—40.05± acres/37.85± tillable acres. Located off of Dean Street . The property is in close proximity to the intersection of Route 14 & Route 47 on the south side of Woodstock. 2030 Land plan shows a future use of Residential. **\$40,000 per acre**

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**

NEW DeKalb County— DeKalb Twp—124.33± acres. Located on the corner of Route 38 and Peace Road. Zoned for multiple uses including: multi-family housing and commercial. **\$130,000 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~

November 5 to 11 Avg. High.....57 Avg. Low..... 30 Sunshine 50% Daylight Hours Precipitation 0..74	November 12 to 18 Avg. High.....47 Avg. Low.....28 Sunshine 47% Daylight Hours Precipitation 0.77	November 19 to 25 Avg. High.....44 Avg. Low..... 25 Sunshine 45% Daylight Hours Precipitation 0.76	Nov. 26 to Dec. 2 Avg. High.....41 Avg. Low..... 23 Sunshine 44% Daylight Hours Precipitation 0.63	
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 Denotes Sales by Rooster Ag[®] Realty

RECENT COMPARABLE FARMLAND SALES/CLOSED

Date	County	Township	Acres	Price/Acre	Soil PI	Date	County	Township	Acres	Price/Acre	Soil PI
08/2023	Boone	Flora	352.00	\$8,325	112.0	09/2023	Kane	Campton	130.00	\$16,217	96.0
09/2023	DeKalb	Mayfield	112.00	\$12,087	127.0	 09/2023	Kendall	Fox	132.00	\$9,300	133.4
07/2023	DeKalb	Mayfield	38.00	\$12,989	138.0	09/2023	LaSalle	Osage	40.00	\$16,400	145.0
 09/2023	DeKalb	DeKalb	61.58	\$17,000	139.8	07/2023	Winnebago	Buckeye	107.00	\$7,800	96.0
08/2023	Kane	Burlington	90.00	\$10,825	128.5	09/2023	Will	Green Garden	80.00	\$11,228	122.0

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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Jeff Dickey	Crop Insurance Agent	(815) 757-3788
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Tyler Creath	Real Estate Broker	(815) 451-1152
Joe Ludwig	COB, Real Estate Broker, Owner	(630) 774-5887