



# Rooster Ag

Farmland Real Estate · RA Commercial Properties  
Farm Management · FDAV · 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*

**January 2024**

## ROOSTER/COMPEER ALIGNMENT



Through my life I have always strived to provide what I felt was the most straight forward and logical thinking to any situation to get results and get them fast with no ambiguity as to what I was looking to achieve. This life and business model has serviced my customers well over the years to provide what I believe was the best options, insight and expertise in any of the business entities we provided. Over the last few years, I began to notice that Compeers Crop Insurance division has been dedicating a huge amount of resources into teaching their customers and training their agents. They have an in-house expert staff to support their clients and agents alike. They have partnered with a group named Watts + Assoc. who created a software called the "Optimum" that plugs in all a growers data based on location and specific yield to analyze what the most sensible policy is for them based on that data, truly an unbelievable tool that further separates them from other crop insurance agencies. They are not only providing superior Crop Insurance options, Compeer's Financial arm is revolutionizing the ag lending industry with record turnaround times on loan approval and funding with competitive interest rates accompanied with the opportunity of an annual patronage refund essentially lowering the interest rates on operating and farm loans. Due to Compeer providing these superior business models we have been actively working with them for a couple of years now to form an alliance, where we have recently come to an agreement on a **Rooster/Compeer alignment** to better serve the Ag sector for the better good of the farmer/investor. Through this alignment, Karl Viksne our Crop Insurance Agent will work with Compeer out of their Sycamore office in the farm Bureau building. Rooster Ag's clients will be able to stay with their current insurance provider and retain their current adjustors. I will continue on as an independent contractor with Compeer supporting their Crop Insurance department and referring clients to them for farm loans as well as operating loans. Compeer has supported Rooster Ag's Farm Depreciable Asset Valuation (FDAV) program in Illinois, Wisconsin and Minnesota, has referred both Buyers and Sellers of farmland to us which also helps us provide more available farms to our clients to farm, further supporting Rooster Ag's business models. Creating this alignment between **Rooster/Compeer** creates a Nonconflicting interest, allowing us to see the benefits in each other's businesses for our mutual clients' best interests. Have questions, give any of us a call we will be excited to meet you at your office, conference room, shop, or kitchen table to discuss this alignment for your continued growth and prosperity through this **Rooster/Compeer alignment**.

## THORN CREEK

Back in the Spring of 2018 we moved Rooster Ag' from our office in Big Rock to Maple Park into the Northern Illinois Ag Center. When we made that move, we aligned ourselves with Agribusiness Companies to aid in the servicing of our customer base. We had a great group of Ag professionals occupying our building until COVID roared in and changed all of our lives and the appeal of the community office atmosphere, putting an abrupt end to the Northern Illinois Ag Center model. While good things come and go and evolution takes over, one of those business relationships has stood the test of time, **Thorn Creek Insurance Services Inc. (TCIS)**, one of our first tenants is an independent insurance agency specializing in farm, agribusiness and commercial insurance across Illinois and surrounding states (Please review the attached flyer). **TCIS** provides what we have found to be the best personal service, along with the best products and options at the best bang for your buck. We have personally converted all of our insurance needs to Connor Loftus and his team at **TCIS** as they provide personalized service and years of knowledge and expertise in the farming and the agribusiness to the plate that we have not seen anywhere else in years. If you are ready for a change, give Connor a call at (217) 891-7347 and see for yourself what Connor has to offer with his team at **Thorn Creek**.



**THORN CREEK**  
Insurance Services Inc.

# 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 work 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

January 25th

Wolf Moon



## January Weather Outlook Summary



Temperatures are favored to average above normal. Precipitation is expected to total below normal. Clouds and lingering light snows are favored for the opening week of the new year, January 1-7. Expect some sun on January 8. Clouds and precipitation chances increase on Tuesday, January 9 with the best chance for precipitation coming on Wednesday-Thursday, January 10-11. Expect a sun and cloud mix with slight chances for light snow from Friday to Monday, January 12-15. Look for a passing rain to snow event on Wednesday-Thursday, January 17-18. Expect sun and cold from January 19-21. Clouds (and most likely snow) are favored from January 22-25. Sun is expected from January 26-30. A few clouds and light snow is favored on January 31.



"If the rooster moults before the hen, we'll have winter thick and thin.  
If the hen moults before the cock, we'll have winter hard as a rock."



Morning Planets: Venus, Mercury, Mars

Evening Planets: Jupiter, Saturn, Uranus, Neptune

## January Astronomy ~ It's in the Stars



**Mercury's** best viewing opportunities come the first three weeks of the month. It will be low in the southeast sky just before sunrise. The brighter planet, **Venus**, will be to the upper right of **Mercury** throughout the month. Look for the waning crescent moon and **Mercury** rising together the morning of Tuesday, January 9. **Venus's** best viewing times will also come the first three weeks of January. Rising before **Mercury** you should be able to spot **Venus** in the southeast sky several hours before sunrise. Look for **Venus** and the crescent moon rising together the morning of Monday, January 8. **Mars** rises too close to sunrise and will be lost in the sun's glare this month. **Jupiter** rises about midday and will be south at sunset. It will be easily viewable during the evening hours. **Jupiter** and the moon rise together on Thursday, January 18. **Saturn** rises during the morning hours and will be in the southwest sky at sunset. The moon and **Saturn** will be close together the weekend of January 13-14.

## Future Weather Outlook

**February** is expected to experience below normal temperatures.

**Precipitation** is expected to total below normal. Favored dates for heavier precipitation center on February 2, 5, 9, 12, 16, 17, 18, 21, 22, 24, and 25.

**March** expect colder than normal temperatures with above normal precipitation.

**April** outlook favors colder than normal temperatures and above normal precipitation.

31  
DAYS IN THE MONTH

National Puzzle Day  
Elvis Presley's Birthday

Martin Luther King Jr. Day

LEAVE A DREAM  
DAY  
Carnations January Flowers

**JANUARY**

**PUN FACTS**

The Coldest Month of The Year

National Popcorn Day

Eating Black Eyed Peas on New Years Day is Good Luck

National Hot Chocolate Day

Garnet Birthstone

National Penguin Day

National Rubber Duck Day

Thank You!

National Soup Month

National Book Month

National Spaghetti Day

National Thank You Month

1st Month of The Year

The Tournament of Roses Parade has run since 1890.

Astrology Signs  
Capricorn Aquarius

MADEWITHHAPPY.COM



### ~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. **UNDER CONTRACT**

**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—Cortland 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. **\$15,000 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—Spring 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. **UNDER CONTRACT**

**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**

**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. **\$2.98 per sf**

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



### ~Normal for the Month~

<i>Dec 31 to Jan. 6</i>	<i>January 7 to 13</i>	<i>January 14 to 20</i>	<i>January 21 to 27</i>	<i>Jan 28 to Feb. 3</i>
<i>Avg. High.....30</i>	<i>Avg. High.....29</i>	<i>Avg. High.....29</i>	<i>Avg. High.....29</i>	<i>Avg. High.....31</i>
<i>Avg. Low..... 11</i>	<i>Avg. Low.....10</i>	<i>Avg. Low..... 10</i>	<i>Avg. Low..... 10</i>	<i>Avg. Low..... 12</i>
<i>Sunshine 44%</i>	<i>Sunshine 47%</i>	<i>Sunshine 52%</i>	<i>Sunshine 52%</i>	<i>Sunshine 54%</i>
<i>Daylight Hours</i>	<i>Daylight Hours</i>	<i>Daylight Hours</i>	<i>Daylight Hours</i>	<i>Daylight Hours</i>
<i>Precipitation 0.42</i>	<i>Precipitation 0.36</i>	<i>Precipitation 0.35</i>	<i>Precipitation 0.35</i>	<i>Precipitation 0.35</i>

☛ 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
☛ 12/23	DeKalb	Genoa	80.23	\$14,000	135.3	10/23	LaSalle	Eagle	121.00	\$15,180	138.0
☛ 12/23	DeKalb	Kingston	193.38	\$12,400	126.8	09/23	LaSalle	Serena	247.00	\$9,500	86.0
10/23	DeKalb	Clinton	174.00	\$12,400	139.0	11/23	Ogle	Scott	80.00	\$10,600	118.0
10/23	DeKalb	Milan	110.00	\$13,644	123.0	08/23	Will	Will	230.00	\$11,447	120.0
07/23	Kendall	Seward	136.00	\$11,649	119.0	10/23	Will	Will	160.00	\$12,375	124.0

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](http://www.landsalesbulletin.com) or calling 608-329-4210.

**View our listings as well as more information at Rooster Ag' online at:**  
**[www.roosterag.com](http://www.roosterag.com)**



### 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>Dalton Jahntz</b>	<b>Director of Sales/Real Estate Broker</b>	<b>(630) 525-1431</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>Nancy Wilkison</b>	<b>Real Estate Administrative Assistant</b>	<b>(815) 762-8337</b>
<b>Patty Boncimino</b>	<b>Real Estate Paralegal</b>	<b>(630) 880-5794</b>
<b>Nicole Speizio-De Paz</b>	<b>Appraisal Manager/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>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>



Our Experience comes  
from the farm.

We know your business,  
and we know how  
to protect it.

Let us protect you  
the right way.



217-503-4111

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

3261 S. Meadowbrook Rd, Suite 100  
Springfield, Illinois 62711

Thorn Creek Insurance Services Inc.  
offers innovative insurance options for  
Grain & Livestock Farms, Agri-Business,  
Commercial, Special Risk, and Personal.

We offer insurance for:

- ✓ Grain Farms
- ✓ Feed Mills
- ✓ Grain Elevators
- ✓ Dairy Farms
- ✓ Hog Farms
- ✓ Sod Farms
- ✓ Cattle Feed Lots
- ✓ Poultry Farms
- ✓ Hunting Outfitters & Guides
- ✓ Custom Farming
- ✓ Seed Merchants
- ✓ Manure Applicators
- ✓ Livestock Mortality
- ✓ Excavators
- ✓ Home
- ✓ Auto
- ✓ Trucking
- ✓ Life
- ✓ Workers Compensation
- ✓ Custom Tailored Livestock Coverages







# Rooster Ag'

R E A L T Y



## The Compton Farm

### Lee County, IL

Section 25, Viola Township

**GROSS ACRES: 153.41**  
**TILLABLE ACRES: 143**  
**SOIL PI: 124.6**

CONTACT:  
TYLER CREATH | 815.451.1152  
TYLER@ROOSTERAG.COM  
[www.roosterag.com](http://www.roosterag.com)



*Offered at **\$11,950 PER ACRE***

