

Family Owned & Operated

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 busi-

ness 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 Competer 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.



Veather Almanac

by Meteorologist Frank Watson 💥



Full Moon

January 25th

Wolf Moon





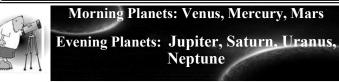
January Weather Outlook

Summary

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."



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.



F RoosterAg^{*} E A L T

~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.



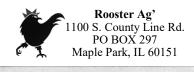
McHenry County—Door Twp—40.05± acres/37.85± tillable acres. Located off of Dean Street. The property is in close proximity to the intersection of Route 14 & Route 47 on the south side of Woodstock. 2030 Land plan shows a future use of Residential. \$40,000 per acre

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





~Normal for the Month~

	Dec 31 to Jan. 6 Avg. High30 Avg. Low 11 Sunshine 44% Daylight Hours Precipitation 0.42		0 1 2	January 7 to 13 Avg. High29 Avg. Low10 Sunshine 47% Daylight Hours Precipitation 0.36			January 14 to 20 Avg. High29 Avg. Low 10 Sunshine 52% Daylight Hours Precipitation 0.35 PARABLE FARMLAND S			January 21 to 27 Avg. High29 Avg. Low 10 Sunshine 52% Daylight Hours Precipitation 0.35			Jan 28 to Feb. 3 Avg. High31 Avg. Low 12 Sunshine 54% Daylight Hours Precipitation 0.35	
	Date	County	0	nship	Acres	Price/Acre	Soil PI	Date		inty	Township	Acres	Price/Acre	Soil PI
×	12/23	DeKalb	Genoa		80.23	\$14,000	135.3	10/23	LaSa	lle	Eagle	121.00	\$15,180	138.0
¥	12/23	DeKalb	Kings	ton	193.38	\$12,400	126.8	09/23	LaSa	lle	Serena	247.00	\$9,500	86.0
	10/23	DeKalb	Clinto	n	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	Sewar	d	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 or calling 608-329-4210.

View our listings as well as more information at Rooster Ag' online at: www.roosterag.com



ROOSTER AG' DIRECTORY



Kelly Ludwig Stason Ludwig Dalton Jahntz Kathy Eller Zoe Quinn Nancy Wilkison Patty Boncimino Nicole Speizio-De Paz Steve Edwards Samantha Vazzano Tyler Creath Joe Ludwig

Designated Managing Broker, Owner	(630) 546-8267
CEO	(815) 762-2136
Director of Sales/Real Estate Broker	(630) 525-1431
Accounting Manager	(847) 217-9274
Administrative Assistant	(815) 824-8270
Real Estate Administrative Assistant	(815) 762-8337
Real Estate Paralegal	(630) 880-5794
Appraisal Manager/Trainee Appraiser	(631) 905-2074
Real Estate Broker/ Farm Manager	(630) 774-7470
Real Estate Broker/Auction Manager	(815) 321-2282
Real Estate Broker	(815) 451-1152
COB, Real Estate Broker, Owner	(630) 774-5887

Our Experience comes from the farm. We know your business, and we know how to protect it. Let us protect you the right way.

2 Avenue and



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



Stainbrook Rd

153.41

FEATURED LE STING

The Compton Farm Lee County, IL

Stainbrook Rd

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





Offered at \$11,950 PER ACRE

