



# 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!*



THE GOLD STANDARD

*Family Owned & Operated*

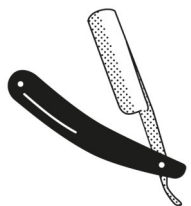
**February 2024**

## OCCAM'S RAZOR



In life and business things can become complex. We have found that the simplest solution to resolving anything is preferred, rather than a solution that is more complex “**Occam’s Razor**”. Now when utilizing this mentality in our Agribusiness, we have to be extra cautious not to cut ourselves on that razor, which can be highly probable due to how quickly the ag business can change as a result of the world grain markets, politics, wars, tariffs, interest rates and weather. We have found that **Occam’s Razor** applies to agriculture on cycles that can run for several years or change throughout a year. Once we notice that change is coming is when critical thinking is key. We no longer can rely on history, logic, knowledge experience and simplicity to make decisions that are contrary to what the market indicators are telling us. Simply put, when we hear hoofs clomping behind us, we would assume we will turn to see horses, but today its Zebras. As we are coming into 2024 we can see that the theory of **Occam’s Razor** of simplicity is not going to apply and we needed to adjust to a new mentality and solution. 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 agriculture and how it may or may not apply to **Occam’s Razor**.



## NEW FACES

Please join us in welcoming our newest Rooster Ag’ team members: Patty and Chris! We’re looking forward to seeing them apply their experiences & skills to help provide continued support for Rooster Ag’ and all our clients.



**Patty Boncimino, Real Estate Paralegal** - Patty will be working with the real estate group by managing documents to assure accurate and timely closings. Patty grew up on the North side of Chicago and learned real estate and business management from her family’s businesses. She has past work experience with Combined Insurance, ADP Tax Management Services, Inland Real Estate Group as an Acquisition Due Dil-

igence Analyst, and Office Max as a Lease Administrator. In 2005 she obtained an Illinois real estate license, working on many different types of deals. About 10 years ago she moved to Elburn, IL and started managing Senior Independent Living apartments. She has experience with compliance regulations for Tax Credit - Rural Development and Section 8 projects. A few years back, she met Joe and Kelly at a local venue and started talking real estate... since then, Joe contacted her regarding the Paralegal position. In her free time, Patty travels to visit her daughters and grandchildren and meet up with friends and family.



**Chris Otte, Marketing Mgr.** - His responsibilities include developing and implementing strategies & tactics to create brand awareness, support the sales team, and generate new opportunities. Chris received a Bachelor of Science Degree in Marketing from Northern Illinois University. Previously he was a marketing manager with a manufacturer of inventory management instrumentation (silo level sensors) for the stor-

age of raw materials in a variety of markets including agriculture, food ingredients, and cement & aggregates. Chris has always lived in Illinois. He grew up in Streamwood, IL and now resides in DeKalb, IL. He enjoys sports, fishing, and experimenting with cooking. Chris is also a beekeeper. He is eager to start contributing to the team.

## 2024 FARM LEASES

Family estates being resolved is still a big supplier of the farms coming available to the market. We have found that several of these farms are operating off of verbal leases that by State Statute 735 ILCS have an effective date of March 1 and ending February 28(29). Quite typically these leases are well below today’s market rent. With a verbal lease there are no requirements for fertility, liability insurance, or compliance with County Government programs. If you find yourself in this situation it’s time to get your lease in writing to protect the interest of the family. Any questions or need a hand in producing a lease. Give us a call!

# 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 northern area. The "Normals" appearing on the back page are provided for the general counties we serve and reflect the average high and low temperatures, plus average amount of sunshine and precipitation experienced 1 week to month 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**  
**February 24th**  
**Deep Snow**  
**Moon**



## February Weather Outlook Summary



Temperatures are favored to average warmer than normal. Precipitation is expected to total drier than normal. Expect clouds and passing snow on Feb. 1-2. Cooler and some sun on Feb. 3-4. Mix of clouds and some sun with occasional light snow from Feb. 5- 8. An increase in prospects for snow from Feb. 9-12. Sunny and cold from Feb. 13-15. Passing snow on Feb. 16 with sun from Feb. 17-20. Clouds and passing snows on Feb. 21-22. Partly sunny on Feb. 23. A rain to snow event from Feb. 24-26. Sun from Feb. 27-29.

- There is always one fine week in February.
- If bees get out in February, the next day will be windy and rainy.
- Fogs in February mean frosts in May.
- Winter's back breaks about the middle of February.

## Future Weather Outlook

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

**Precipitation** is expected to total above normal. Favored dates for heavier precipitation center on March 2, 5, 9, 12, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27, and 28.

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

**May** expect cooler than normal temperatures with above normal precipitation.



**Morning Planets: Venus, Mercury, Mars**  
**Evening Planets: Jupiter, Uranus, Neptune**

## February Astronomy ~ It's in the Stars



We gain over an hour of sunlight this month. By February 29, the sun will be rising at 6:27 am and setting at 5:45 pm, making for 11 hours and 17 minutes of daylight. **Venus** which has been a rock star in the morning sky much of the winter, will be viewable in the east before sunrise, low in the eastern sky during the first week, then increasingly more difficult to view with the earlier sunrise. Look for Venus and the crescent moon on Wednesday, February 7. **Mars** is also a morning planet this month and is low in the eastern sky before sunrise and will be difficult to see. On Saturday, February 17, Mars and Venus will be close together in the morning twilight. **Jupiter** rises during the morning hours and will be in the southern sky at sunset. It will be easily viewable during the evening hours. Jupiter and the moon rise together on Wednesday, February 14. **Saturn** rises during the morning hours and will be seen setting for the first ten days of the month. After this period Saturn will be lost in the evening twilight.



~Farmland for Sale~

**Kane County—Campton Twp—174.58± acres/108± tillable acres currently in production with the potential for additional acres to be brought into production, excellent soils with a PI of 125.9.** Two Fixer-upper houses with multiple buildings. Excellent location off Beith Road & Route 47. Excellent income potential. **\$20,750 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 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 UNDER CONTRACT**

**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. UNDER CONTRACT**

**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 Listing or Buyer Premium Auction?  
Contact our Auction Manager Samantha Vazzano today at (815)321-2282.**



**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**

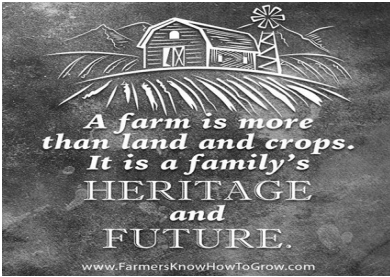
**DeKalb County—Cortland Twp—57.18 acres/53.50± tillable acres. Located at the SEC of Route 38 & Somonauk Road,** just northeast of the Ferrara Candy Distribution Center & the future Facebook Data Center **\$29,950 per acre**

**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<sup>®</sup>**  
 1100 S. County Line Rd.  
 PO BOX 297  
 Maple Park, IL 60151



~Normal for the Month~

<b>February 4 to 10</b> Avg. High.....32 Avg. Low..... 13 Sunshine 53% Daylight Hours Precipitation 0.35	<b>February 11 to 17</b> Avg. High.....35 Avg. Low.....15 Sunshine 56% Daylight Hours Precipitation 0.36	<b>February 18 to 24</b> Avg. High.....37 Avg. Low..... 18 Sunshine 59% Daylight Hours Precipitation 0.42	<b>Feb. 25 to March 2</b> Avg. High.....40 Avg. Low..... 20 Sunshine 57% Daylight Hours Precipitation 0.42
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Denotes Sales by Rooster Ag<sup>®</sup> Realty

**RECENT COMPARABLE FARMLAND SALES/CLOSED**

Date	County	Township	Acres	Price/Acre	Soil PI	Date	County	Township	Acres	Price/Acre	Soil PI
11/23	DeKalb	Clinton	89.00	\$13,000	139.0	01/24	Kane	Hampshire	148.78	\$14,618	127.0
12/23	DeKalb	DeKalb	619.00	\$17,089	140.0	12/23	Kane	Campton	113.00	\$16,000	139.0
11/23	DeKalb	Squaw Grove	40.00	\$14,500	140.0	10/23	Lee	Willow Creek	157.00	\$12,200	137.0
01/24	DeKalb	Franklin	363.01	\$13,800	137.9	12/23	Lee	Nachusa	160.00	\$17,434	143.0
12/23	DeKalb	Shabbona	40.00	\$13,939	140.0	12/23	Lee	Sublette	107.00	\$14,500	138.0

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<sup>®</sup> online at:  
[www.roosterag.com](http://www.roosterag.com)**



**ROOSTER AG<sup>®</sup> DIRECTORY**



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Stason Ludwig	CEO	(815) 762-2136
Dalton Jahntz	Director of Sales/Real Estate Broker	(630) 525-1431
Kathy Eller	Accounting Manager	(847) 217-9274
Chris Otte	Marketing	(847) 710-1837
Zoe Quinn	Administrative Assistant	(815) 824-8270
Nancy Wilkison	Real Estate Administrative Assistant	(815) 762-8337
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Nicole Speizio-De Paz	Appraisal Manager/Trainee Appraiser	(631) 905-2074
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Tyler Creath	Real Estate Broker	(815) 451-1152
Joe Ludwig	COB, Real Estate Broker, Owner	(630) 774-5887