

The Gold Standard: A New & Improved Farmland Appraisal

Rooster Ag'



WHAT SETS US APART?

- Rapid Turnaround Time
- Systematic Valuation
- Fact-Based Data
- Confidentiality



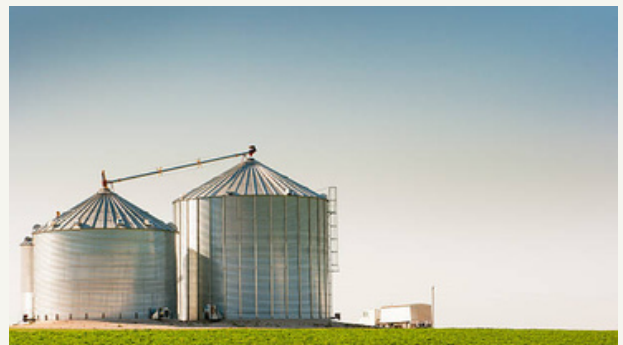
ADD-ONS AVAILABLE:

- Wind Turbines
- Solar Arrays
- Farm Houses
- Grain Facilities
- Machine Sheds
- Livestock Facilities
- Certified Organic Farmland
- Ownership Interest Discount
- Lack of Marketability Discount
- Conservation Easement



FOR MORE INFORMATION, CONTACT

Nicole Speizio-De Paz | Rooster Ag'
Maple Park, IL
(631) 905-2074
nicole@roosterag.com



The Gold Standard Appraisal Distinctions



Rooster Ag's certified farmland appraisals feature a selection of comparable sales to ensure **fair, accurate, and unbiased** values. Our in-depth systematic approach creates an accurate, fact-based valuation of all factors related to the subject property.

Below outlines the 3 approaches considered:

- **Soil Productivity Index (PI) Analysis**
 - A formula that creates an adjusted value based on the comparable farm's sale price and its PI, compared to the subject farm's PI
- **Tillable Analysis**
 - A formula that creates an adjusted value based on the comparable farm's sale price and its percent tillable, in comparison to the subject farm's percent tillable
- **Income Approach**
 - A return on investment calculation that formulates the price per acre based on the subject farm's fair market rental income potential.

A weighted analysis is cross referenced with the above adjustments to determine a specific farms value.

The value of your land should never be guesswork.