



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

August 2024

THE GUIDE

DOLLAR FOR DOLLAR



I have never put the association of a fishing **Guide** in the context of business, or in our correlation of being players in the farm transaction business, but a recent fishing trip with my father in law, Steve, his brother Bill and another friend Harvey to the Northwest Territories Canada showed me the direct correlation of how important a **Guide** is in fishing and in farm transaction business. This trip held promise to be a fishing trip of a lifetime, which it was for some, but not for all due to limitations the camp had for providing a qualified **Guide**. The trip took 17 hours of travel via two commercial flights to Yellowknife, and an hour float plane ride to the remote wilderness to a camp. Upon our arrival we were paired up with a **Guide** for the week. Bill and Harvey were assigned Fishy, an experienced fisherman who had the required tackle to get the big boys and knowledge of how to navigate this massive lake and loads of fishing experience as to where the big fish were hiding. Fishy, simply put, had everything needed to provide them the trip of a lifetime. Steve and I were assigned Sam, a 19-year-old novice who had no tools, tackle, knowledge of the lake or where the fish were and had no experience as a **Guide**. As one would expect Fishy delivered, Sam did not, we spent our days traveling to the fishing spots at half speed as Sam did not want to hit any rock piles and really did not know where she was at, unless she was looking at her phone's Google Earth imagery to navigate the waters. Once we arrived at an ideal location and started catching fish, Sam could not get them unhooked taking 5 to 10 minutes per fish and leaving dead fish floating along behind us. During the lengthy unhooking process which only **The Guide** was allowed to do our lines would get compromised and break off our limited supply of tackle further handicapping our ability and time to catch fish. Being an experienced fisherman, this trip was a real test of my patience and character, but I learned something very valuable that week, fishing is like Buying or Selling a farm and an experienced **Guide** is essential to success and to navigate the farm Buyers and Sellers waters. We have the tools and the tackle, no hooks, just facts to formulate what the true value is of any farm. We have the knowledge of where the hazards are as well as where the buyers and available farms are hiding along with decades of farm buying/selling and negotiation experience to give our clients a farm transaction experience of a lifetime. Buying or Selling a farm, give us a call, we will meet you at your office, conference room, shop, or kitchen table and like Fishy, we will be happy to be your experienced **Guide**.

Back in June of 2023 Rooster Ag gained a 176 acre listing in DeKalb County. The farm was priced at the top of the market and at that time land sales stalled. Then we were approached by a farm family who wanted to buy the farm but wanted to sell another 193 acre farm they owned further away to effectuate a 1031 Trade by trading **Dollar for Dollar**. We were able to get the 176 acre farm under contract with a farm sale contingency of the 193 acres. We then listed that 193 acre farm and it went under contract with an organic land fund, the Family said, they have another 363 acre farm and if we could sell that farm they would trade that farm **Dollar for Dollar** for other farms within their wheelhouse of operations. We then listed and sold those 363 acres to an organic land fund as well. The Family then hired Rooster Ag as their buyer's broker, where we went to work and found another 324 acres to purchase. In early April of 2024 the Family's goals had come to fruition and they had successfully sold their outskirt farms, and replaced them with a combined total of 500+ acres of high-quality legacy farms, all well located and within 4 miles of their base of operation. Congrats Tyler (**Ty Dollar**) and his team on a job well done achieving this Family's goals of **Dollar for Dollar**.

HAPPINESS

Treasure every moment that you have and treasure it more because you share it with someone special, special enough to spend your time with and remember that time waits for no one. So, stop waiting...until your car or home is paid off, until you get a new car or home, until your kids leave the house, until you go back to school, until you finish school, until you lose 10 pounds, until you gain 10 pounds, until you get married, until you get a divorce, until you have kids, until you retire, until summer, until spring, until fall, until you die. *There is no better time than right now to be happy.* **Happiness** is a journey, not a destination, so work like you don't need the money, love like you've never been hurt, and dance like no one is watching. Give it a try, it may change your life!

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 national 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 month 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 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
August 19th
Sturgeon Moon



August Weather Outlook Summary



Temperatures are favored to average warmer than normal. Expect lingering showers and thunderstorms along with cooler temperatures on August 1-2. Sunny with warming temperatures are favored from August 3-6. A few passing showers and thunderstorms but plenty of sun is expected from August 7-12. For the most part sunny skies are favored from August 13-16 with a chance for showers on August 15. Prospects favor developing daytime showers and thunderstorms from August 17-19. A mostly sunny period is favored from August 20-26 with precipitation chances on August 23 and 24. Showers and thunderstorms are expected on August 27-28. Sunny and hot August 29-31.

Future Weather Outlook

September outlook favors near normal temperatures and below normal precipitation

Precipitation is expected to total near to wetter than normal. Favored dates for heavier precipitation center on September 1, 2, 6, 7, 8, 10, 12, 17, 27, and 28.

October expect cooler than normal temperatures with below normal precipitation.

November outlook favors below normal temperatures with above normal precipitation.



Morning Planets: Mars, Jupiter, Neptune, Uranus & Saturn

Evening Planets: Venus

August Astronomy ~ It's in the Stars



The early morning sky will be very active this month. You early risers will be in for good viewing. Unlike past summers, smoky skies from Canada are down this summer. Mercury and Venus are lost in the sun's glare this month.

Mars is in the eastern sky during the very early morning hours. Look for Mars rising with the waning crescent moon on the morning of Wednesday, August 28. The planet Jupiter will be located to the upper right of Mars.

Jupiter rises in the early morning hours after the planet Mars to begin the month but as we get deeper into the month, Jupiter will be rising before Mars. Mars and Jupiter will be rising right on top of each other on Wednesday, August 14. The moon and Jupiter rise together on Tuesday, August 27. That is the planet Aldebaran to the right of Jupiter.

Saturn is our only visible planet in the evening hours and can be seen rising after sunset. It will be out all night and into the morning hours. Saturn rises with the nearly full moon on Tuesday, August 20 after 8:30pm.

~August Fun Facts~

31 DAYS IN THE MONTH

Women's Equality Day

National S'mores Day

Llama Day

National Waffle Day

National Watermelon Day

Left Handed Day

8th Month of the Year

Back to School Month

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AUGUST FUN FACTS

Poppy & Gladioli August Flowers

Peridot Birthstone

Astrology Signs: Leo, Virgo

National Video Game Week



~Farmland for Sale~

NEW LISTING! Kendall County—Na-Au-Say Twp—139.38 acres/125.81 tillable acres with a Soil PI of 126.7. Annexed into the City of Joliet, formerly under contract w/Newman Homes. Excellent location, with road frontage along Chicago & McKanna Road. **\$14,950/acre**

NEW LISTING! Kendall County—Na-Au-Say Twp—70.00 acres/60.00 tillable acres with a Soil PI of 129.1. Annexed into the City of Joliet. Excellent location at the SEC of Chicago Road & McKanna Road. **\$14,950/acre**

NEW LISTING! Kendall County—Na-Au-Say Twp—43.00 acres/40.23 tillable acres with a Soil PI of 123.7. Annexed into the City of Joliet. Excellent location at the SWC of Chicago Road & McKanna Road. **\$14,950/acre**

NEW LISTING! Kendall County—Na-Au-Say Twp—26.38 acres/25.58 tillable acres with a Soil PI of 125.8. Annexed into the City of Joliet. Excellent location on the north side of Chicago Road. **\$14,950/acre**

PACKAGE OFFERING—IOWA -Cass County— 550+ acres/502+ tillable acres of good soils with an average CSR2 of 64.1. Assemblage consists of (4) parcels. **Call for details on this assemblage!**

Boone County—Poplar Grove Twp—136.85 acres/117 tillable acres with a Soil PI of 117.1. Former Kennedy Homes Development property for Residential/Commercial lots. Limited Time Opportunity! **\$12,950/acre**

Kane County—Campton Twp—154.58± acres/130.58± tillable acres currently in production with the potential for additional acres to be brought into production, excellent soils with a PI of 129.8. Two Fixer-upper houses with multiple barns and two steel buildings 5,000 sq ft and 14,000 sq ft with ample power and a huge well. Excellent location at Beith Rd & Route 47. Excellent income potential. **\$21,600/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/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/acre**

UNDER CONTRACT! Boone County—Spring Twp—115.52 acres/113.16 tillable acres with a Soil PI of 138.7. Organic Certification in place. Excellent Farm Rental Income. Considerable amount of Drainage tile improvements. **\$15,950/acre**

UNDER CONTRACT! Kendall County—Oswego Twp—189.51 acres/175 tillable acres with a Soil PI of 138.7. Former Inland Development property. Excellent frontage along Route 30 adjacent to the Montgomery Farm & Fleet. **\$14,950/acre**

~Bid Basis~

Interested in a Bid Basis Listing? Contact Us!



DeKalb County— Clinton Twp—21± acres. Former development property, 56 partially developed lots. Approximately 1,000 semi loads of stock piled top soil included with the property. **\$110,000 or \$5,238 per acre**

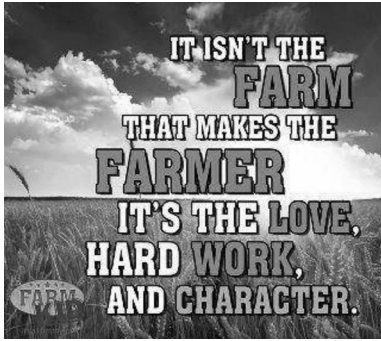
DeKalb County— DeKalb Twp—124.33± acres. Located on the corner of Route 38 and Peace Road. Zoned for multiple uses including: multi-family housing and commercial. **\$2.98 per sf**

DeKalb County—Cortland Twp—57.18 acres/53.50± tillable acres. Located at the SEC of Route 38 & Somonauk Road, just northeast of the large Industrial development/data center. **\$22,500 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~

<i>July 28 to Aug.3</i>	<i>August 4 to 10</i>	<i>August 11 to 17</i>	<i>August 18 to 24</i>	<i>August 25 to 31</i>
<i>Avg. High.....84</i>	<i>Avg. High.....83</i>	<i>Avg. High.....83</i>	<i>Avg. High.....81</i>	<i>Avg. High.....80</i>
<i>Avg. Low..... 61</i>	<i>Avg. Low.....60</i>	<i>Avg. Low.....59</i>	<i>Avg. Low..... 58</i>	<i>Avg. Low..... 56</i>
<i>Sunshine 70% Daylight Hours</i>	<i>Sunshine 69 % Daylight Hours</i>	<i>Sunshine 70% Daylight Hours</i>	<i>Sunshine 68% Daylight Hours</i>	<i>Sunshine 64% Daylight Hours</i>
<i>Precipitation 0.98</i>	<i>Precipitation 1.01</i>	<i>Precipitation 0.99</i>	<i>Precipitation 0.98</i>	<i>Precipitation 0.98</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
05/24	Bureau	Fairfield	120.00	\$14,000	128.0	05/24	Kendall	Na-Au-Say	78.00	\$17,000	141.0
05/24	DeKalb	Mayfield	1,021.00	\$15,391	138.0	06/24	LaSalle	Serena	79.00	\$12,063	124.0
05/24	DeKalb	Mayfield	294.00	\$15,970	138.0	06/24	Lee	Brooklyn	237.00	\$11,392	137.0
06/24	DeKalb	Pierce	70.00	\$14,500	140.0	05/24	Lee	Willow Creek	67.00	\$13,339	133.0
06/24	Kane	Hampshire	69.00	\$12,604	116.0	06/24	Ogle	Woosung	80.00	\$12,000	131.0

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**



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