



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

November 2024

COMMUNICATOR

VOTE



As a young boy I lost my mother to cancer. Being the youngest of seven, my middle sister April became my parent/enforcer.

Life was tough. I was confined to the premises under the rule of my 15 year old sister. Afraid of the consequences and an occasional bar of soap in the mouth, I did what she said when she said to do it. Then one day my brother, Steve came home from Alaska where he had spent the prior several years homesteading land and living in a tent. He asked me how life was treating me. I told him my concern about what seemed as entrapment at the time. He had a great plan. Get your work done and if the Boss isn't around, leave her a note saying where you are and what time you plan to return. Don't be late and learn to communicate with her and maybe your life will be better. It seemed too simple. He had spent too much time in that tent I remember thinking! Well, sure enough the opportunity arose. There I was, fishing pole in one hand and pen in the other, scared to death but willing to take the chance. I was tunneling out! I left her a note of where I was and my certain return. It worked! No more entrapment. No more soap in the mouth. My life was in order and a **Communicator** I sure became. Thanks to Steve for the good advice and to my sister April for taking on such a burden at such a young age to make sure I became what most of you know me as...a soft spoken, well mannered, alter boy type **Communicator**.

It's your right to **Vote** and have a voice. This year with all the uncertainty of what our Presidential Election has in store, I believe has put the brakes on spending for most consumers, unless what is being purchased is a *perceived good deal*. This has been apparent in the land acquisition business for months as there are multiple buyers sitting tight looking for deals, who are hesitant to even bring in an offer on farms. Potential sellers are holding off even committing to an offering price, one's that do want to sell are holding firm on their ask price, which by all our indicators are listed above the now market and more important what the farm buying public is willing to pay. CD's are paying well and are acting as a piggy bank for the investors in land waiting for either the land price to soften or the cash rents to increase, or in a perfect situation both. So we sow the farm buyers and sellers seeds, preparing for what will come after the **Votes** have been counted and a direction is set for our Country's future. No matter who wins we believe will put consumers back in motion of buying and selling shortly after our November 5th **Vote**.



30 POINT INSPECTION

Our **30 Point Inspection** of a comprehensive evaluation of a farm varies greatly from one on a car. None the less equally important to a cars engine, transmission, brakes, suspension and electrical systems are a farms soil types (PI), surface drainage, tile, soil pH and fertility, farming practices, easements, percent tillable, forms of ownership, which community, County and State it's in, its proximity to development or a substation, location to the grain elevator, whether the farm has a grain facility, houses and buildings, its shape and slope, lease arrangement and ROI are the main components of a farm that need to be considered. All these items are covered in our Gold Standard Farmland Appraisal and Market Analysis programs. If you haven't had anyone look under the hood of a farm you own or are considering purchasing, give us a call, we will meet you at your office, conference room, shop, or kitchen table to give you your own **30 Point Inspection**.

CALENDARS

It's that time of year where we are all looking to what's coming in the year ahead. To help in keeping you organized and on track we have our week at a glance **Calendar** ready for you upon your request. This calendar is awesome as a **Calendar** alone where it features a deluxe page retention design and complete index to use all year long, plus its full of *Almanac* information containing over 4,900 *bits* of useful information. Whether you hang it on the wall or sit it on your desk, you will find it useful. Need one? Give us a call or stop in and we will get your hands on our **2025 Calendar** while supplies last.

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 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 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

**November
15th**

Beaver Moon



November Weather Outlook

Summary



WEATHER FORECAST

Temperatures are favored to average cooler than normal. Precipitation is expected to total below normal. Expect sunny skies to open the month on November 1-2. A passing rain to snow event is possible on November 3-4. Sunny and cooler weather from November 5-9. A period of more clouds than sun with rain or snow possible from November 10-15. Mostly sunny and dry from November 16-20. Clouds and showers from November 21-26. Sun on November 27, 29 and 30. Clouds and light snow possible on Thanksgiving, November 28.

"Fall" Back November 3rd

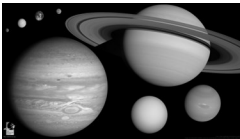
Our days continue to get shorter. We go from 10 hours and 23 minutes of sunlight to open the month down to 9 hours and 26 minutes on November 30.



Morning Planets: Mars, Jupiter, Uranus

Evening Planets: Mercury, Venus, Saturn, Neptune

November Astronomy ~ It's in the Stars



Don't forget to set your clocks back 1 hour and enjoy an extra hour of sleep on Sunday, November 3.

Venus is low on the western horizon, setting just after sunset throughout the month. Viewing will improve throughout the month. Look for the newly crescent moon and Venus setting together on Monday, November 4.

Mars rises in the late evening hours after sunset and will be visible during the overnight hours. Mars and the moon rise closely together after the waning full moon on Tuesday and Wednesday, November 19-20. The star, Pollux, is above Mars this month.

Jupiter rises in the evening hours and is visible during the overnight hours. The moon and Jupiter rise together on Sunday, November 17. Jupiter rises before Mars throughout the month by a couple hours.

Saturn will be visible in the evening hours after sunset and into the very early morning hours after midnight. Saturn rises with the crescent moon on Sunday, November 10.

Future Weather Outlook

December expect near normal temperatures with below normal precipitation.

Precipitation is expected to total below normal. Favored dates for heavier precipitation center on December 7, 8, 11, 12, 13, 21, 23, 29, and 30.

January expect warmer than normal temperatures with above normal precipitation.

February outlook favors colder than normal temperatures and above normal precipitation

~ Fun Thanksgiving Facts ~

In 1926, President Calvin Coolidge was gifted a live rac-



coon, which was intended to be on the table instead of a turkey for the First Family's Thanksgiving meal. He and First Lady Grace Coolidge weren't inclined to eat the masked creature, how-

ever. Instead, they adopted the raccoon, gave her the name Rebecca, and kept her as a White House pet.

In 1953, an executive at Swanson miscalculated the company's upcoming Thanksgiving turkey sales, leaving the company with some 260 tons of frozen fowl following the holiday. Fortunately for Swanson, a salesman by the name of Gerry Thomas suggested packaging the excess product into trays—along with some traditional sides—and selling them to consumers as TV dinners.

Thomas was apparently inspired by the pre-portioned trays used to serve airplane food.





~Farmland for Sale~

PRICE REDUCED! DeKalb County, Clinton Twp—80.00 acres/48.89 tillable/29.60 CRP with a soil PI of 142.7. Rare High Quality Legacy Farm Opportunity. CRP contracts expire September 30th, 2025, currently generating \$385 per acre on 29.60 acres annually. **\$11,950/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!**

PRICE REDUCED! 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. **\$13,200/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**

Lee County—Brooklyn Twp—25.12 acres/15.60 tillable. Excellent mix of income producing farmland and woods/recreational land. Buildable 25+ acre parcel with a 80x40 canvas building. **\$8,960/acre**

Lee County—Lee Center Twp—65.81 acres/54.68 tillable. Excellent mix of income producing farmland, pond and woods/recreational land. Divisible, with potential for two buildable parcels. **\$9,950 per acre**

~Land Wanted For Ready Buyers~

80 to 100 acres in DeKalb County—Genoa Township Or Kane County—Hampshire & Burlington Townships

80 to 160 acres in DeKalb County—Clinton & Squaw Grove Townships.

160+ acres in the Kane County, Big Rock & Kendall County, Plano areas.

\$5.6+ million worth of farmland in Northern Illinois or Southern Wisconsin, **Leasebacks available!**

\$5 to \$10 million worth of farmland in Kendall/Grundy Counties, **Leasebacks available!**



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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, commercial and or data center. **\$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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Maple Park, IL 60151

RETURN SERVICE REQUESTED





~Normal for the Month~

<i>November 3 to 9</i>	<i>November 10 to 16</i>	<i>November 17 to 23</i>	<i>November 24 to 30</i>
<i>Avg. High.....52</i>	<i>Avg. High.....48</i>	<i>Avg. High.....45</i>	<i>Avg. High.....41</i>
<i>Avg. Low.....48</i>	<i>Avg. Low.....29</i>	<i>Avg. Low..... 36</i>	<i>Avg. Low..... 23</i>
<i>Sunshine 42%</i>	<i>Sunshine 37%</i>	<i>Sunshine 35%</i>	<i>Sunshine 39%</i>
<i>Daylight Hours</i>	<i>Daylight Hours</i>	<i>Daylight Hours</i>	<i>Daylight Hours</i>
<i>Precipitation 0.72</i>	<i>Precipitation 0.77</i>	<i>Precipitation 0.77</i>	<i>Precipitation 0.71</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
 10/24	Boone	Poplar Grove	136.85	\$11,100	117.1	09/24	LaSalle	Wallace	71.00	\$13,000	142.0
08/24	Bureau	Fairfield	364.00	\$12,000	122.0	08/24	Lee	Harmon	425.00	\$11,017	119.0
08/24	DeKalb	Genoa	116.00	\$15,200	142.0	09/24	Lee	Reynolds	276.00	\$13,206	142.0
06/24	Kane	Big Rock	181.00	\$15,718	137.0	08/24	Ogle	Buffalo	111.00	\$12,953	131.0
 10/24	Kane	Big Rock	146.38	\$17,000	130.9	08/24	Ogle	Pine Creek	106.00	\$12,332	129.0

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 , Designated Managing Broker, Owner	(630) 546-8267
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 , Farm Management Coordinator	(815) 824-8270
Nancy Wilkison , Real Estate Administrative Assistant	(815) 762-8337
Patty Boncimino , Real Estate Paralegal	(630) 880-5794
Nicole Speizio-De Paz , Appraisal Manager	(631) 905-2074
Steve Edwards , Independent Real Estate Broker	(630) 774-7470
Tyler Creath , Real Estate Broker	(815) 451-1152
Joe Ludwig , COB, Real Estate Broker, Owner	(630) 774-5887



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Gold Standard

Farmland Appraisals

- ▶ Prompt Turnaround Time
- ▶ Systematic Valuation
- ▶ Fact-Based Data
- ▶ Confidentiality

Scan QR code or visit:
[www.roosterag.com/
farmland-appraisals](http://www.roosterag.com/farmland-appraisals)



The value of your land should never be guesswork.

Rooster Ag's **Gold Standard** Farmland Appraisal Service delivers accurate, fact-based Appraisals, all within a timely manner. Our unique, in-depth valuation system calculates the value of your farm, based on a multitude of factual data. Rooster Ag's specialized **Gold Standard** Appraisal system & software have been utilized to date on a combined total farmland value of over \$900,000,000.

Whether you are considering buying or selling farmland, or simply curious about today's market, we can help you learn the true value of your land via our Appraisals or Market Analysis (*See other side for more details on Market Analysis.*)

At Rooster Ag', we have a unique understanding of the influencing factors on the value of farmland. Our ability to apply those factors to a fact-based formula allows **Gold Standard** Appraisals to offer the most defined approach for Farmland Appraisals to ensure **fair, accurate, and unbiased values**.

Rooster Ag's team of professionals can provide Appraisals on:

- Farmland (Conventional & Certified Organic)
- Transitional Land
- Farm Building Sites
- Grain Facilities
- Rural Homesites
- Livestock Facilities, And More

Reason(s) for Appraisals:

- Estate Tax Valuation / IRS Compliant
- Sale of the Property
- Estate Resolution
- Gift Valuation
- Family Disbursement
- Operating Loans
- Bank Requirements
- Bank Collateral Coverage
- Internal Valuation
- Conservation Easement Valuation
- Audit Protection
- Step-up Basis
- Partial Interest Valuation

**If you are interested in learning more about Rooster Ag's Appraisal or Market Analysis Services contact Nicole...
We will meet you at your office, conference room, shop, or kitchen table to discuss your goals.**



Nicole Speizio-De Paz

Appraisal Manager
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E-mail: nicole@roosterag.com



ROOSTER AG'... PROUDLY SERVING THE AGRICULTURAL COMMUNITY!



Gold Standard

ROOSTER AG' **Farmland Market Analysis**

Know Your Land's True Value!

Data supported information will always be the backbone when it comes down to getting your farmland properly valued. We call our fact based and data driven farmland valuation the **Gold Standard** Market Analysis.

Our **Complimentary** Market Analysis is **unique in the industry** because this is one of the many instances that the Rooster Ag' **Gold Standard** Farmland Appraisal division works closely with the Rooster Ag' Real Estate division bringing you top-notch customer service and decades of combined professional Ag' experience.

The **Gold Standard** Market Analysis utilizes a **systematic approach** similar to the **Gold Standard** Farmland Appraisals, however, the turnaround time is often even quicker than the already prompt appraisal turnaround time.

We use facts, data and numbers, regarding your farm's specific characteristics and compare it to the most recent farm sales in the surrounding area, giving you an accurate valuation of what your farm's value is in the current farmland real estate market.

With our **Real Estate, Farm Management, Crop Insurance, and Appraisal divisions working together** on these Market Analysis' you get access to information that not just any real estate broker or appraiser can provide you. Rooster Ag's **Gold Standard** Market Analysis' are **backed by true Ag' professionals that care about you and your farms.**

Gold Standard Market Analysis' are a crucial tool in Rooster Ag's toolbox, and we know how vital they can be for you and for your farmland investments.

It is important to keep in mind that there are times when an appraisal or a market analysis will be more appropriate for your situation, so we recommend that you reach out to our Real Estate or Appraisal Division to find

As always, we are ready to get to work for you! To learn more about our **Gold Standard Appraisal or Market Analysis process and the ways we can assist you, please be sure to reach out.**

**Contact Rooster Ag's Appraisal Manager, Nicole Speizio-De Paz, at
Tel. #: 631-905-2074 or E-mail: nicole@roosterag.com.**



ROOSTER AG'

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Your go-to farmland team with the expertise, resources, tools, and variety of services to help you manage, buy, or sell your property.

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