



**ROOSTER AG'**

# **WHY IS OUR GOLD STANDARD FARMLAND APPRAISAL THE BEST VALUE?**

**When choosing a certified farmland appraiser, it is important to consider price and value. Price is what you pay, and value is what you get. It is crucial to choose an appraisal that reflects the exact value of the farmland on the valuation date to limit your potential liabilities or improve your potential opportunities.**

**See What Rooster Ag's Gold Standard Farm Appraisal Can Do For You**

# FACTORS THAT A FARMLAND APPRAISAL MAY EFFECT:

- Audit protection
- Property's true value
- Estate resolution
- Family disbursement
- Bank collateral coverage
- Time value of a sale
- Step-up basis
- Capital gains tax
- Inheritance tax
- Operating loans
- Fractional ownership interest valuation
- Lack of marketability valuation
- Conservation easement valuation

## EXAMPLE

For an estate in Illinois, every \$1,000,000 over \$4,000,000 that your estate is appraised at, you will owe a **minimum** of \$160,000 in Illinois estate taxes upon inheritance.

## THE BEST VALUE WITH ROOSTER AG'

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 to certified farmland appraisals. **The value of your land should never be guesswork.**



For more information on the Gold Standard farmland appraisal, or to request a Gold Standard farmland appraisal visit us at: