



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

October 2024

ADVERSITY



It seems in our current environment that everyone is being faced with **Adversity**. While times may seem rough, think about this... in order for me to be writing this and you to be able to read this, we needed 2 parents, 4 grandparents & 8 great-grandparents. In fact if we went back only 10 generations it took 4,096 ancestors for you to be reading this today, that's 4,096 people who struggled, survived, loved, fought, lost, cried and rejoiced. Our ancestors would have faced unbelievable **Adversity**, collapses in government and countries, world wars, civil war, starvation, extreme poverty, and nasty diseases with no cures. Yet here we are stressed out about how hard times are, at a time where it has never been easier to be healthy, wealthy and thriving. Imagine telling our great-great-grandpa how hard our day was today, where more than likely our hardest day would be easier than the majority of his best days. We today live the life that our ancestors would have prayed and hoped for their family to have. We have ample food options, running water, heat, air conditioning, cars, bars, restaurants, music, cell phones, computers, the internet, the list goes on and on. Due to our ancestors and their hard work and struggles, we have what we have today. So stay in the game for your grandkids sake and find a way to thrive, despite what we are facing in this world of **Adversity**.



THE SILENCING LAND AUCTION

Ever since I was a kid, I loved going to auctions with my Dad, watching John and Steve Almburg's humor and quick wit and partnership created by this father and son team, the food truck for a burger and hot chocolate and the camaraderie and allure the auctions brought with it was an event I always looked forward to. But with the internet and online auctions with remote bidders there has been a cloud which has appeared to bring a **Silencing to some Land Auctions**. Where a recent land auction put on by a large auction company was challenged by the accusation the online bidders were not viable, i.e. *Shill Bidding* had taken place, creating questions as to this online process' viability. Now I am not saying our local auction friends would take part in any such practices, but the general buying public today does not know that, and understandably has concerns. As such, we have withdrawn from the Auction business online process to erase any such questions of *Shill Bidding* integrity and are going to stick with our tried-and-true Bid Basis Listings, Exclusive Listings and Buyers Broker programs, where everything is on paper, accountable and defensible. Have questions, give us a call we will meet you at your office, conference room, shop, or kitchen table to discuss **the Silencing of Land Auctions**.

FORMULATED FARM LEASE

As it sits today, the majority of our 2025 cash farm leases are already written and ready to go based off of our emotion free **Formulated Farm Lease**. This provides peace of mind for the landowner knowing their farms are leased; for the farmer, they can now market their 2025 crop, plan for fall fertilizer and tillage. So we are in great shape to help others in need of assistance. Just in time too as we are getting phone calls from landowners on farms we don't manage wondering what rents should be for the 2025 crop year. The answer is typically, "lower," due to today's commodity prices and seemingly high input costs. As every farm is different, there are several factors that play a roll in a cash rent scenario. Do you want to continue with your current tenant, what has been the prior crops yield history on your farms, is there anything that is not being done on your farm that you want changed, i.e. ditch mowing, better weed control, tile/water way repairs, etc., what type of soil is on your farm, what are the fertility and lime levels on your farm, any drainage or flooding issues? It can be stressful, so if this is keeping you up at night, it's time we meet and lay out all the specific details on your farm(s) and create your **Formulated Farm Lease(s)** for 2025. Give Zoe a call and we will meet you at your office, conference room, shop, or kitchen table to start the process of taking the emotion out of writing your **Formulated Farm Lease**.

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 1 week to week 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
October 17th
Hunter's Moon



October Weather Outlook Summary



Temperatures are favored to average near normal. Precipitation is expected to total near normal. Prospects are poor at best for showers from October 3-5, otherwise dry skies are favored from October 1 to 9. Passing showers are favored from October 10-12. A mix of sun and clouds are expected from October 13-17 with slight chances for precipitation. The period October 18-24 offers us our best chances for precipitation with light to moderate totals. Clouds and precipitation linger from October 25-29. Dry skies for Halloween.

Hunters Full Moon.....

Traditionally, people in the Northern Hemisphere spent October preparing for the coming winter by hunting, slaughtering, and preserving meats, giving it its Anglo-Saxon name **Hunter's Moon**.



Morning Planets: Mars, Jupiter, Uranus

Evening Planets: Venus, Saturn, Neptune

Future Weather Outlook

November outlook favors below normal temperatures with above normal precipitation.

Precipitation is expected to total below normal. Favored dates for heavier precipitation center on November 3, 10, 14, 23, 24, 25, and 28.

December expect near normal temperatures with below normal precipitation.

January expect warmer than normal temperatures with above normal precipitation.

October Astronomy ~ It's in the Stars



Our days continue to get shorter. We go from 11 hours and 46 minutes of sunlight to open the month to 10 hours and 26 minutes on Halloween. Sunset time on Halloween is 5:50 pm.

Mercury is lost in the sun's glare this month.

Venus is low on the western horizon, setting at sunset throughout the month and will be difficult to view.

Mars rises in the late evening hours after sunset and will be visible during the overnight hours. Mars rises shortly after the last quarter moon on Wednesday, October 23. The star, Pollux, is to the upper left of Mars this month.

Jupiter rises in the evening hours. The moon and Jupiter rise together on Sunday, October 20. Jupiter rises before Mars throughout the month by a couple hours.

Saturn will be visible in the evening hours after sunset and into the morning hours but before sunrise. Saturn rises with the nearly full moon on Monday, October 14.

October PSA

Summer is over

As the leaves turn color

And Fall is near.....

Be watchful for farm equipment, slow down at intersections and use extra caution at night and early morning as the deer are busy running out of fields onto our roadways and the Farmers are early to rise and get to it!!

Be Safe!!



~Farmland for Sale~

NEW LISTING! 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. **\$14,500/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!**

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. **\$14,500/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! DeKalb County, Genoa Twp—77.85 acres/75.67 with a soil PI of 138.7. Rare High Quality Legacy Farm Opportunity. Well located on the east side of Genoa on the south side of Derby Line Road. **\$14,950/acre**

UNDER CONTRACT! 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!

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.

UNDER CONTRACT! Lee County—Brooklyn Twp—25.50 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**

~Bid Basis~

Interested in a Bid Basis Listing? Contact Us!



A Rooster Ag' Realty, Inc. Company

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[®]
1100 S. County Line Rd.
PO BOX 297
Maple Park, IL 60151

RETURN SERVICE REQUESTED



~Normal for the Month~

<i>Sep 29 to Oct 5</i>	<i>October 6 to 12</i>	<i>October 13 to 19</i>	<i>October 20 to 26</i>	<i>Oct. 27 to Nov.2</i>
<i>Avg. High.....70</i>	<i>Avg. High.....67</i>	<i>Avg. High.....63</i>	<i>Avg. High.....60</i>	<i>Avg. High.....56</i>
<i>Avg. Low..... 44</i>	<i>Avg. Low.....41</i>	<i>Avg. Low.....38</i>	<i>Avg. Low..... 36</i>	<i>Avg. Low..... 33</i>
<i>Sunshine 56%</i>	<i>Sunshine 56%</i>	<i>Sunshine 57%</i>	<i>Sunshine 50%</i>	<i>Sunshine 45%</i>
<i>Daylight Hours</i>	<i>Daylight Hours</i>	<i>Daylight Hours</i>	<i>Daylight Hours</i>	<i>Daylight Hours</i>
<i>Precipitation 0.66</i>	<i>Precipitation 0.61</i>	<i>Precipitation 0.56</i>	<i>Precipitation 0.62</i>	<i>Precipitation 0.66</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
08/24	Boone	Boone	106.00	\$11,901	129.0	08/24	DeKalb	Paw Paw	246.00	\$10,989	132.0
08/24	DeKalb	Cortland	79.00	\$14,500	140.0	08/24	DeKalb	Paw Paw	205.00	\$11,580	124.0
08/24	DeKalb	Franklin	72.00	\$10,009	124.0	08/24	DeKalb	Victor	81.00	\$15,498	139.0
08/24	DeKalb	Franklin	139.00	\$11,336	132.0	08/24	Lee	Viola	313.00	\$11,510	128.0
08/24	DeKalb	Kingston	115.00	\$12,091	118.0	08/24	Ogle	Flagg	318.00	\$11,029	121.0

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



ROOSTER AG' FARM MANAGEMENT SERVICES

DEDICATED TO MAKING THE ENTIRE FARM MANAGEMENT PROCESS HASSLE-FREE.

FARM MANAGEMENT SERVICES YOU CAN TRUST

- ✓ Negotiate Leases: Ensuring the Landowner, the Tenant, and the Farm are in Sync
- ✓ Manage Fertilizer Application Requirements
- ✓ Manage Insurance Requirements
- ✓ Collect, Reconcile, and Deliver Rents
- ✓ Collect Yield Data
- ✓ Farm Scouting Reports
- ✓ Farmland Depreciable Asset Valuations (FDAV)

WWW.ROOSTERAG.COM



Scan the QR code for more information



Emotion-Free, Formulated Farm Leases!

Our unique farm management services take the hassle and emotion out of farm leasing by using a specialized fact-based formula, designed to protect the integrity of the land, the landowner, and the tenant for generations to come. We proudly offer a wide variety of lease options, designed to fit the specific needs of each and every landowner while allowing new and existing tenants to easily adapt to these leases.

A Variety of Leasing Options:

- **Base Lease** - Rent price per acre *is not* calculated based on a formula but rather set by a mutually agreed rate between the landowner and tenant. This lease is commonly used for families renting to family members or long term friends. This lease is the basis for all other leases that establish lease terms and provisions.
- **Formulated Base Lease** - Rent price per acre is calculated based on Rooster Ag's formula which utilizes the specific farm's corn yield history and the Chicago Board of Trade (CBOT) price of corn for Dec. of the following year the day the lease is written.
- **Formulated Base / Bonus / Price Support Lease** - In addition to Rooster Ag's Formulated Base rent price per acre (described above) this lease allows the owner to gain the upside in the event grain prices exceed the price per bushel of corn utilized in the formulated base rent. The Price Support Bonus allows the landowners to gain the upside in the event there is government funding to farmers to support a weakened grain market.
- **Formulated Average CBOT Base Lease** - Rent price per acre is calculated based on Rooster Ag's formula which utilizes the specific farm's corn yield history and the average price of corn for Dec. of the following year starting May 15th through July 15th .
- **Formulated Average CBOT Base / Bonus / Price Support Lease** - In addition to Rooster Ag's Formulated Average CBOT Base rent price per acre (described above) this lease allows the owner to gain the upside in the event grain prices exceed the price per bushel of corn utilized in the formulated base rent. The Price Support Bonus allows the landowners to gain the upside in the event there is government funding to farmers to support a weakened grain market.
- **Certified Organic Farm Lease** - Organic certificate runs with the farmer *not* the landowner, contact us for more details on certified organic farm lease formats.
- **Grain Bin Lease** - Each grain bin facility is different, contact us for an analysis on your specific facility.

Give Zoe a call... We will meet you at your office, conference room, shop, or kitchen table to discuss your goals.



Zoe Quinn
815-824-8270
zoe@roosterag.com

Farm Management Director of Operations



Joe Ludwig
630-774-5887
rooster@mc.net
Broker/Owner, Farm Manager



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



ROOSTER AG'

PROFESSIONAL FARM MANAGEMENT SERVICES THAT TAKE THE HASSLE OUT OF FARM LEASING!

LET OUR EXPERIENCED TEAM HANDLE THE FARM MANAGEMENT DETAILS!

- **Cash Lease** - Rooster Ag' Farm Management will prepare and review the Cash Lease with both Tenant farmer and Landowner. Rooster Ag' will strive to improve the balance, integrity, and viability of your farm. Rooster Ag' will be responsible for collecting rents and delivering them to the Landowner. (All rent checks will be made out to the Landowner.)
- **Lease Terms Compliance** - Rooster Ag' will keep track of Tenants compliance with all lease terms, in the normal course of business, and inform Landowner of any violation, which will be addressed in a timely manner.
- **Land Review** - Agents of Rooster Ag' will make visits to each farm to ensure Tenants are maintaining/enhancing the balance, integrity and viability of the land, where any concerns will be brought to the Landowners'/Tenants' attention and taken care of accordingly.
- **Soil Test** - Rooster Ag' works with Tenants to obtain an adequate soil test to use as a road map for the Tenant's proper maintenance and replacement of nutrients based on Rooster Ag's Fertilizer Calculator and each farms crop insurance yield. If there is no soil test, Tenant will be required to apply crop maintenance on a per field basis based on the same formula.
- **Crop Inputs** - Rooster Ag' will collect documentation of crop inputs to ensure proper application rates of phosphate, potassium and limestone on a per field basis was applied, as determined by Landowner, Rooster Ag' and Tenant farmer.
- **Crop Insurance & Yield Data Collection** - Rooster Ag' will collect documentation of Tenants' crop insurance yield history per farm to comply with cash lease formulation.
- **Government Program** - Rooster Ag' will collect proper documentation of Tenant enrollment into local government programs, if applicable.
- **Insurance** - Rooster Ag' will ensure, for the term of the leases, Tenant shall maintain insurance with a carrier & policy acceptable to the Landowner.

Termination Reminder:

Illinois requires four (4) months' notice. 735 Il. C.S. 5/9-206 Sec. 9-206 (from Chp. 110, par. 9-206). In Illinois, notice to change the terms or terminate the lease shall be given in writing not less than four (4) months before the end of the lease year. Thus, a lease for the calendar year would require notice on or before August 31st. On a verbal or written lease beginning March 1st of each year, notice would be required in Illinois on or before October 31st.

We recommend certified mail, if you need a hand in the change of terms or termination of a lease... Give us a call and we will be happy to help!

**For more information contact Rooster Ag's Farm Management Director of Operations, Zoe Quinn, at
Tel. #: 815-824-8270 or E-mail: zoe@roosterag.com.**



ROOSTER AG'

VISIT US AT WWW.ROOSTERAG.COM

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

ONE COMPANY WITH MULTIPLE SERVICES DEDICATED TO YOUR SUCCESS...

FARM MANAGEMENT | REAL ESTATE | GRAIN FACILITY SALES | APPRAISALS | FARM DEPRECIABLE ASSET VALUATIONS