



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

 **October 2025**

CONTROL



Over the years of being in the agricultural service industry, I have witnessed many changes in farming practices, equipment, genetically altered seeds, government programs, crop insurance policies, Ag lending, farmland appraisal approaches, the growth of the farm management companies, cash lease formats, and the evolution of farmland sales and purchasing. Through this time there is one thing that has become apparent to me, is the need to **Control** the acres of productive farm ground. It has always been there, but was never as apparent as it seems to be today. It should be no secret that the 2024 crop year and it looks like the 2025 crop year will not be profitable years for the farmer. Now, looking ahead for the 2026 crop year, the crop inputs are up significantly, putting more pressure on a return on investment for the farmer. Many people question, why would the farmer sign up for a program where the prognosis looks so bleak? Remember, farmers are eternal optimists. They have to be! Who else would plant a seed in the ground, nourish and protect that plant with no guarantees of growing a crop or making a profit? But if things go their way, i.e. the grain prices find a way to rally, some sort of subsidies find their way to offset their risk and they grow a big crop, they may just make a profit, as long as they **Control** the acres. Same goes for the seed, fertilizer, chemical, fuel companies, banks, farmland investors, farm management companies and yes, farmland brokers. No acres, no chance for a profit, and no **Control**. We have recognized this and have adapted to the change. Where over 60% of the farms we sell the buyer pays us for our Involvement versus the seller. As we provide 0% *exclusive* listings to the sellers of farmland who want to publicly list their farm for sale but are uncomfortable paying a broker's compensation. Where it is our responsibility to fully market and sell the property and to get compensated from the buyer *not the seller!* With this approach, we have been successful in our efforts to **Control** the acres, which benefits the sellers, buyers, farmers and the entire local agricultural business chain. Have questions? Give us a call, we will meet you at your office, conference room, shop or kitchen table to discuss the importance of **Control**.



FAMILY ESTATE

In most **Family** land transactions I find one sibling steps up to the plate and takes charge. Usually by necessity, not desire, as they are putting themselves in a tough spot. Someone in the **Family**, either immediate or by marriage, is not going to agree on how Jr. is trying to handle the **Estate**. If it is left up to the group it seems nothing gets resolved, so the decisions have to be made to sell or buy out each other and at what price! Usually a controversy that can create some long term wounds! Off the farm **Family** members don't usually understand the Ag Industry or all the intricacies that go along with agriculture, which can also cause major problems. Courtrooms! Believe me, I've been in more than one courtroom on Ag related suits and most of the court systems don't have a clue what the Ag Industry is made of, so you sure don't want to go there, as there will be no winner other than the court system! Before you get in this hornet's nest, give us a call and we will meet with your **Family** to give you some straight answers and help you wade through the project without any hard feelings while we are resolving the specific issues with your **Family Estate**.

2026 FARM LEASE

It's that time of year to write farm leases. In fact, Rooster Ag' Farm Management has completed 99% of our **2026 Farm Leases**. Remember if you have a verbal **Lease** or a **Lease** that runs March 1 to February 28, you will need to notify your tenant in writing *prior to October 31* of your desire to change any terms of your **Lease**. It's always in the best interest of the land, the landowner and a farmer to have your **Lease** in writing, which spells out what is expected by all parties, so we can all reach the common goal of integrity and joint prosperity. Have questions? Give us a call. We will meet you at your office, conference room, shop or kitchen table to discuss your **2026 Farm Lease**.



COMPLIMENTARY MARKET ANALYSIS

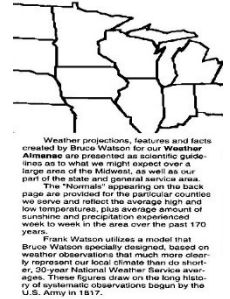
Interested in knowing your land's value? Contact us about a **Complimentary Market Analysis** on your land. We can provide a fact-based **Market Analysis** (based on the format of our Gold Standard Farmland Appraisals) to help you learn the value of your land.

Weather Almanac

by Meteorologist Frank Watson



Full Moon
October 6th
Hunter's Moon



October Weather Outlook Summary



Temperatures are favored to average warmer than normal. Precipitation is expected to total wetter than normal. The potential for a cloudy and wet first week of the month is possible. Look for especially locally heavy rain totals October 4-7. Expect lingering clouds and rain from October 8-10. Clouds and showers are likely from October 11-15, followed by colder temperatures. Expect a drying period with more sun than clouds from October 16-22. Clouds and the threat of passing showers return from October 23-29. Sunny and cooler temperatures October 30-31.



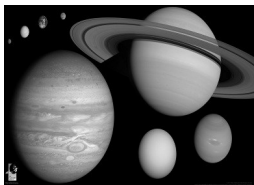
Evening Planets: Mercury, Mars, Saturn & Neptune

Morning Planets: Venus, Uranus, Jupiter

Hunters Full Moon Monday, October 6

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.

August Astronomy ~ It's in the Stars



The Orionids Meteor showers peaks October 21 and 22

Mercury is lost in the evening twilight as it sets.

Venus rises low in the eastern sky before sunrise. The moon and Venus rise together on Sunday, October 19.

Mars is setting in the western sky at sunset during the month and will be lost in the evening twilight.

Jupiter rises after midnight for the first half of the month then before midnight the second half of the month. The moon and Jupiter rise together on Tuesday, October 14.

Saturn rises after sunset and will be visible through much of the overnight hours. Look for the moon and Saturn rising together on Sunday, October 5.

Future Weather Outlook

Precipitation is expected to total below normal. Favored dates for heavier precipitation center on November 10, 11, 20, 24, 25, and 30.

November expect warmer than normal temperatures with below normal precipitation.

December outlook favors colder than normal temperatures and above normal precipitation.

January expect near normal temperatures with below normal precipitation.

~ October Facts ~ Dates to Remember

Columbus Day. Monday, October 13

Halloween. Friday, October 31

Daylight Saving Time Ends. Sunday, November 2

OKTOBERFEST!!

World Series Baseball begins

International Grouch Day, October 15th

Great Chicago Fire, October 8th, 1871

Statue of Liberty Gifted from France, October 1886

National Homemade Cookie Day, October 1

International Raccoon Appreciation Day, October 1

Breast Cancer Awareness Day, October 13



~Farmland for Sale~

Webster County IA—Johnson Twp—94.52 acres/78.40 tillable acres with a Soil CSR2 of 86.8. Superb property with a mix of farmland, recreational/hunting land and a pond. Conveniently situated at the SEC of 180th Street and Yale Avenue (Adams Street). Property located between Fort Dodge, IA and Manson, IA. in Johnson Township, Webster County, IA. *Leaseback required.* **\$10,000/acre**

LaSalle County—Osage Twp—21.40 acre Swine Facility. North Facility— (3) buildings with 4,500 hog spaces, South Facility—(3) buildings with 3,700 hog spaces. (2) 1.4 million gallon slurry-stores. Contracts with the Hanor Company currently generating \$27,000+/month of Facility & Management income. **\$1,400,000**

Kane County—Campton Twp—194.58± 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. **\$20,600/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**

SOLD! 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. **Divisible! \$13,200/acre**

Winnebago County—Seward Township—229.81 acres±/217.00± tillable acres. High quality, income producing farmland with a Soil PI 140.5. Convenient location just south of U.S. Route 20. A great farmland property that would make a solid addition to an investment portfolio. **\$11,950/acre**

~Buyer Broker Farms For Sale~

Bureau County, Bureau Township— 80 acres/76.00 tillable, Soil PI: 135.2

DeKalb County, Mayfield Township— 132 acres/124.00 tillable, Soil PI 137.8

McDonough County, Blandinsville Township— 162 acres/140.00 tillable, Soil PI 138.6

UNDER CONTRACT! Ogle County, Leaf River Township— 355 acres/265.72 tillable, Soil PI 112.7

Multiple High Quality Iowa Farms Available!

Give us a call for additional information and pricing details!



A Rooster Ag' Realty, Inc. Company

DeKalb County—Cortland Twp—106.97 acres/101 tillable. Located at the NWC of Route 38 & Loves Road. Zoned C-2—General Commercial, Annexed into the Town of Cortland. **\$49,000 per acre**

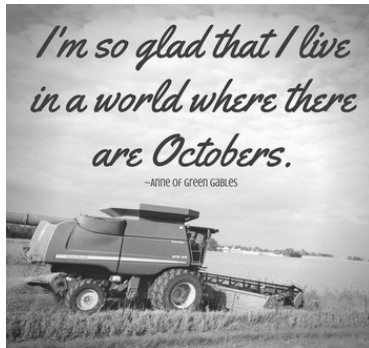
DeKalb County— DeKalb Twp—124.33± acres. Located on the corner of Route 38 and Peace Road. Zoned for multiple uses including: Hotels, multi-family housing, commercial/warehousing and or data center. **\$2.98 per sf**

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

UNDER CONTRACT! 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.
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Maple Park, IL 60151



~Normal Averages for the Month~

Sep 28 - Oct 4	October 5 to 11	October 12 to 18	October 19 to-25	Oct 26 to Nov 1
Avg. High 70	Avg. High 67	Avg. High 64	Avg. High 61	Avg. High 57
Avg. Low 44	Avg. Low 42	Avg. Low 39	Avg. Low 36	Avg. Low 34
Sunshine 60%	Sunshine 58%	Sunshine 57%	Sunshine 53%	Sunshine 48%
Daylight Hours	Daylight Hours	Daylight Hours	Daylight Hours	Daylight Hours
Precipitation 0.68	Precipitation 0.63	Precipitation 0.56	Precipitation 0.60	Precipitation 0.64

 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
05/25	Bureau	Hall	177	\$14,850	135.0	06/25	LaSalle	Eden	40	\$15,000	143.0
07/25	Bureau	Ohio	73	\$12,500	130.0	04/25	Lee	South Dixon	223	\$15,874	126.0
08/25	Bureau	Clarion	40	\$15,000	136.0	07/25	Ogle	Lynnville	235	\$15,000	143.0
06/25	DeKalb	Sandwich	118	\$16,874	142.0	06/25	Stephenson	Oneco	80	\$10,438	102.0
07/25	DeKalb	Sandwich	150	\$11,676	118.0	06/25	Whiteside	Hopkins	74	\$12,750	116.0

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



FARMLAND INVESTMENT SPECIALIST DIRECTORY

LANDMEN:

Dalton Jahntz, Director of Sales/Real Estate Broker (630) 525-1431
Chris Otte, Marketing (847) 710-1837
Stason Ludwig, CEO (815) 762-2136
Joe Ludwig, COB, Managing Broker, Farm Manager, Owner (630) 774-5887

LANDWOMEN:

Zoe Quinn, Farm Management Coordinator (815) 824-8270
Nicole Speizio-De Paz, Appraisal Manager (631) 905-2074
Patty Boncimino, Real Estate Paralegal (630) 880-5794
Kathy Eller, Accounting Manager (847) 217-9274
Nancy Wilkison, Real Estate Administrative Assistant (815) 762-8337
Kelly Ludwig, Designated Managing Broker, Owner (630) 546-8267





ROOSTER AG' FARM MANAGEMENT SERVICES

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

"BOOTS ON THE GROUND" FARM MANAGEMENT

- ✓ Negotiate Leases: Ensuring the Landowner, the Tenant, and the Farm are in Sync
- ✓ Multiple Field Scouting Visits to Make Sure Everything is Going Well ... Field Scouting Reports Provided
- ✓ Manage Fertilizer Application Requirements
- ✓ Manage Insurance Requirements
- ✓ Collect, Reconcile, and Deliver Rents
- ✓ Collect Yield Data
- ✓ Farmland Depreciable Asset Valuations (FDAV)



Scan the QR code
for more information

WWW.ROOSTERAG.COM



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

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Farm Management Director of Operations



Joe Ludwig

630-774-5887

joe@roosterag.com

Managing 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 our Conventional or Organic Cash Lease formats with Landowner to determine which lease format they desire before reviewing leases with the Tenant. Our lease formats include Base, Base/Bonus and Government Price Support options. Rooster Ag' will strive to improve the balance, integrity and viability of your farm. Rooster Ag' will be responsible for collecting all rents and deliver them to the Landowner. (Note: All rent checks will be made out to the Landowner.)
- **Lease Terms Compliance** - In the normal course of business, Rooster Ag' will keep track of Tenants compliance with all lease terms and inform Landowner of any violation, which will be addressed in a timely manner.
- **Field Scouting** - Agents of Rooster Ag' will make multiple scouting visits to inspect each farm to ensure that there are no issues and that the 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. Tenant shall furnish Landowner with a certificate of insurance evidencing such insurance coverage listing "Landowner" as additional insured and give notice of termination of coverage.
- **Additional Items** - Rooster Ag' will immediately address any farm related items that arise on your farms. Direct all items to Rooster Ag'.



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 investment specialists 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