



Rooster Ag

Farmland Real Estate · RA Commercial Properties
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Gold Standard Farmland Appraisal Services

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Don't let your money collect dust, invest in dirt!



Family Owned & Operated

December 2024

FAMILY ESTATE



While on a recent trip, I saw a coaster with the saying “Many Men go fishing all of their lives without knowing that it is not fish they are after.” Written by Henry David Thorneau back in the 1800’s. Some concluded that although we chase after what our minds want and get it (the fish) we are, after left unsatisfied and begin to question whether or not it was worth it at all (the journey). I contemplated this statement. What it meant to me, is as follows. When I go on trips, whether it’s fishing, golfing or hunting, I am in pursuit of the moment, the time spent with the family, friends, the dog and the outdoors. The fish, the pheasant, the hole in one are the incidents. I have realized I don’t even like golfing, I only like having a few beers on the golf course with my Family and Friends, the game means nothing. I remember my friend’s significant other telling us one day when we were heading out golfing, “You guys are idiots, don’t you know it’s going to rain?” I said “You really think we are going golfing? I suppose you actually think we go hunting and fishing as well?” In disgust she said, “I should’ve known”. How could she, unless she was one of the crew and able to understand that certain camaraderie created from those road trips, seeing the country, spending time listening to music, laughing, telling stories, going out for dinner, maybe catching that fish, shooting that pheasant or maybe that great golf shot, are the small pieces of my puzzle that let me know how loud and clear it’s definitely *not the fish* I am after at all. Time passes, but memories last forever.

In most **Family Estates**, 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 more often than not nothing gets resolved. So the decisions have to be made to sell or buy each other out 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 hurdles. Courtrooms! Believe me, I’ve been in more than one court room 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 hornets nest, give us a call and we will meet the group at your office, conference room, shop, or kitchen table to give you some straight answers and help you wade through the project without any hard feelings while we are resolving the specific items within your **Family Estate**.

GETTING THE IMPORTANT THINGS DONE

Nearly one hundred years ago, a management consultant presented the following ‘revolutionary’ idea to an owner of a small Pennsylvania corporation. To get things done: Start by writing down the five most important things you want to do tomorrow. Rank them one to five in the order of their importance. Put the list away and get a good night’s sleep. The next day, get out your list and begin working on the number one ranked job. Don’t worry about the other four, you are working on the most important thing to do that day. When you finish your number one job move on to number two. If for some reason you can’t complete your number one project, set it aside and go to work on number two but come back to number one as soon as you find you can make more progress on your number one (most important) job. As you go through the day, check off your completed jobs. At the end of the day, make your list for tomorrow. It’s been proven over the past one hundred years that if you can’t get things done with this method, you can’t get things done by any other method. **The secret is that it is not important how much you get done, it’s important how much of the important stuff you get done.**



Weather Almanac

by Meteorologist Frank Watson



Full Moon

**December
15th**

Cold Moon



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.

December Weather Outlook

Summary



Temperatures are favored to average near normal. Precipitation is expected to total below normal. Expect a mostly sunny and dry opening week of December, 1-6. A rain to snow system is favored on December 7-8. Look for some sun on December 9-10. A large precipitation event, rain or snow, is possible sometime during December 11-15. Mostly sunny and colder from December 16-19. Clouds and light snows are favored from December 20-24. Mostly sunny on December 25-26. Clouds will be on the increase with snow possible from December 27-30. Some sun on December 31.

Dates to Remember:

Winter Solstice Saturday, December 21. 3:21 AM.



Morning Planets: Mercury & Mars

Evening Planets: Venus, Saturn, Uranus & Neptune

December Astronomy ~ It's in the Stars



As we head into our darkest month, there will be good viewings of the planets in the early morning and evening hours. Winter Solstice Saturday, December 21. 3:21 AM.

Mercury will come into view midmonth low in the eastern sky 90 minutes before sunrise. Mercury will be to the left of the moon.

Venus will be in the southwest sky at sunset.

Mars rises in the evening hours after sunset and will be visible during the overnight hours.

Jupiter rises in the evening hours and is visible during the overnight hours. The moon and Jupiter rise together on Saturday, December 14. Jupiter rises before Mars throughout the month by a couple hours.

The last Quarter moon is on Sunday, December 22.

Saturn will be visible in the evening hours after sunset in the southern sky, setting before the end of the day. Saturn sets with the first quarter moon on Saturday and Sunday, December 7-8.

Future Weather Outlook

January expect warmer than normal temperatures with above normal precipitation.

Precipitation is expected to total above normal. Favored dates for heavier precipitation center on January 1, 2, 3, 14, 15, 16, 18, 19, 24, 25, 28 and 30

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

March expect above normal temperatures with above normal precipitation.

~ December Events ~

December 1 is the First Sunday of Advent, marking the beginning of the Advent season.

December 7 is National Pearl Harbor Remembrance Day.

Look skyward on the night of December 13 after 9 P.M. for a chance to catch a glimpse of the Geminid meteors. The Geminid meteor shower is the most active shower of the year.

December 17 is Wright Brothers Day.

December 21 Winter Solstice—the astronomical day when the Earth is farthest away from the Sun.

December 25 is Christmas Day

December 26: National Candy Cane Day

December 31 New Year's Eve



~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. **\$8,950/acre**

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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RETURN SERVICE REQUESTED



~Normal for the Month~

December 1-7	December 1-7	December 15-21	December 15-21	Dec. 29- Jan 4
<i>Avg. High.....38</i>	<i>Avg. High.....38</i>	<i>Avg. High.....33</i>	<i>Avg. High.....33</i>	<i>Avg. High.....30</i>
<i>Avg. Low.....21</i>	<i>Avg. Low.....21</i>	<i>Avg. Low..... 15</i>	<i>Avg. Low..... 15</i>	<i>Avg. Low..... 12</i>
<i>Sunshine 37%</i>	<i>Sunshine 37%</i>	<i>Sunshine 41%</i>	<i>Sunshine 41%</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 0.65</i>	<i>Precipitation 0.65</i>	<i>Precipitation 0.52</i>	<i>Precipitation 0.52</i>	<i>Precipitation 0.42</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
09/24	Boone	Bonus	113.00	\$9,980	120.0	10/24	Lee	Palmyra	105.00	\$11,103	130.0
10/24	DeKalb	Mayfield	124.00	\$15,052	131.0	10/24	Lee	Reynolds	39.00	\$14,998	140.0
10/24	DeKalb	South Grove	138.00	\$11,800	139.0	10/24	Ogle	Buffalo	92.00	\$12,232	130.0
 11/24	DeKalb	Genoa	78.09	\$12,973	138.7	10/24	Will	Channahon	223.00	\$15,995	92.0
10/24	Lee	Brooklyn	69.00	\$13,693	139.0	09/24	Winnebago	Roscoe	91.00	\$11,213	127.0

*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



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Stason Ludwig , CEO	(815) 762-2136
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Steve Edwards , Independent Real Estate Broker	(630) 774-7470
Tyler Creath , Real Estate Broker	(815) 451-1152
Joe Ludwig , COB, Real Estate Broker/Farm Manager, Owner	(630) 774-5887



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FEATURED LISTING!

Exceptional property with creek!

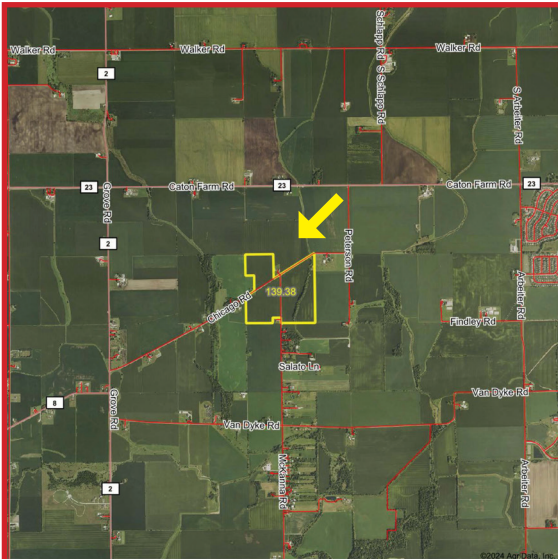
The Chicago Rd. 139.38 Acres Farm

- **Sensational Opportunity! Price Reduced.**
- Kendall County, Na-Au-Say Twp.
- Mostly tillable with farm rental income potential. Soil PI: 126.7.
- Excellent development potential... Annexed into the City of Joliet, IL.
- Terrific location with road frontage along Chicago Rd. & McKanna Rd.
- Gross Acres: 139.38±
- Tillable Acres: 125.81±

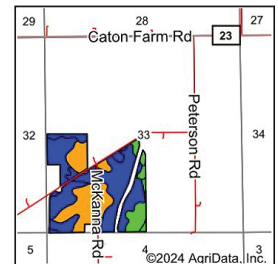
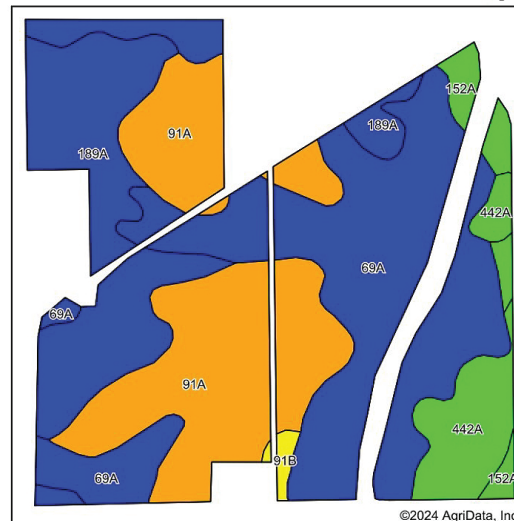
Price: \$13,200 Per Acre



Scan the QR code
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Soils Map



State: Illinois
County: Kendall
Location: 33-36N-8E
Township: Na-Au-Say
Acres: 125.81
Date: 6/11/2024



Soil PI of 126.7

Contact Rooster Ag' Realty

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RARE FIND!



The Waterman 80 Acres Farm

- DeKalb County, Clinton Twp
- Located South of Waterman, IL on the North Side of Bastian Road; Just West of Route 23.
- Gross Acres: 80.00±
- Tillable Acres: 48.89±
- CRP Acres: 29.60±
- SOIL PI: 142.7

Price Drop:

\$11,950 Per Acre

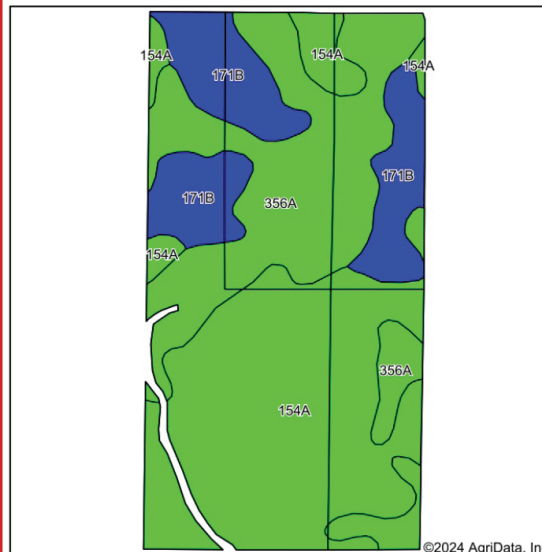
It's a \$2,550 per acre drop from the original list price... That's a total price reduction of \$204,000.00.

- **Rare legacy farm opportunity!**
- Well located & high quality farmland.
- 29.60± CRP acres currently generate \$385 per tillable acre annually.
- CRP contracts expire September 30th, 2025.

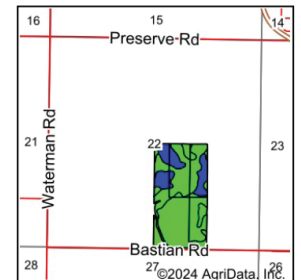


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Soils Map



Soils data provided by USDA and NRCS.



State: Illinois
County: DeKalb
Location: 22-38N-4E
Township: Clinton
Acres: 78.49
Date: 8/8/2024



High Soil PI of 142.7

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