



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

September 2024

REVENGE



As the youngest of seven with three older brothers, my two least favorite times of the year were when the apples and pears started to fall off the trees and Halloween, when the brothers would gather up

the unhatched duck eggs from our Muscovy duck flock. Why the dislike for these times? Simple. I became target practice! It was "RUN" Joey or we'll throw them at you while your standing still! I would run zigzag, button hook, drop and roll, anything to get to the house to avoid being bruised or stinkin' to high heaven! I always vowed to get **Revenge**. Years later in high school I raised geese for a 4-H project and unfortunately one of the eggs didn't hatch. I placed the egg in the windowsill and waited until my brother Tom returned home from the Navy for Thanksgiving. "Hey Brother, want to go pheasant hunting," he asked? "No I am not feeling well," I moaned. As he went out the sliding door I went out the back door and ran to the duck coop and grabbed my coveted egg and took position to fire. Sure enough he wandered by about 200 feet away and I let her fly! Holy cow, that has a chance... yep, its going to hit him... OH MY GOD, its going to hit him in the head! "Look out," I hollered! He turned to look at me and SMACK... right on the shoulder and all over his face and head. A direct hit! The race was on! No zigzag, no button hook was going to save me now. I was in deep! Well, he finally caught me. As he sat on my chest with a clenched fist drawn back ready to fire at me he said, "The only reason I am not going to kick you're a** is that was one helluva throw!! He let me go and I went to my room to change my shorts. And, at that point I realized it just don't pay to ever seek **Revenge**!

LEASEBACK

Back in 1990 when we started in farmland real estate, times were different, we saw farm sales on seller-financed contracts and farm sales where the farms sold to absentee landowners, then as part of the sale the Seller/Farmer was able to **Leaseback** the farm, keep the farming rights, gain the capital and loose any shortfall liabilities. With the ag sector in a tailspin due to high interest rates, high input costs and low grain prices it might be time to look over our shoulder at an effective way to buy or sell farms, under a contract sale and even procure a farm sale with a **Leaseback**. Have questions, give us a call we will meet you at your office, conference room, shop, or kitchen table to discuss a farm sale with a **Leaseback**.

IPSO FACTO

When one looks at the current land market one may be confused. Investing in land used to be all based on Return On Investment and if grain prices were low **Ipsso facto**, the rent prices were lower and **Ipsso facto** so were the land prices, simple logic. Well today that logic does not apply. Farms are still selling, not at the pace they were a year ago, but still selling to neighbors, people with 1031 trade monies and largely land funds. No further explanation is needed in regards to ROI, because at this point, *the results, logically follow the premise*, i.e. **Ipsso facto**.

2025 FARM LEASE

There is a lot of discussion on the writing of the **2025 Farm Leases**. Now more than ever paying attention to facts is of the utmost importance. Facts about each farm's size and shape, soils and proven yield history. Facts about input costs, each field's fertility levels, the outlook of 2025 grain prices and interest rates all play a pivotal role in your **2025 Farm Lease** formulation. Another important item to consider is if you have a verbal lease or an annual lease that runs March 1st to February 28. According to the Illinois Code of Civil Procedure 5/9-205 and 5/9-205, a year to year farm lease may be terminated in writing with 60 days prior notice to the end of the year. Such notice can be given anytime within 4 months preceding the last 60 days of the year. On longer term leases, Illinois Code of Civil Procedure 5/9-206 states that termination shall be given in writing not less than 4 months prior to the end of the year of letting. Such notice may not be waived in a verbal lease. If you want to terminate or make changes to your lease, you need to do so in writing prior to 4 months before the end of your lease. If your lease expires on February 28, you need to notify prior to October 31. Have questions or want to take the emotion out of farm leasing, give Zoe a call and we will meet you at your office, conference room, shop, or kitchen table to assist you with your **2025 Farm Leases**.

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 work 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

September
17th

Harvest Moon



September Weather Outlook Summary



Temperatures are favored to average near normal. Precipitation is expected to total near to wetter than normal. Showers and thunderstorms will move through the area on September 1-2. Expect pop-up showers on September 5-6, then a better chance for showers and thunderstorms September 7-12. Sunny and dry from September 13-15. Daytime pop-up or scattered showers are favored from September 16-20. Mostly cloudy with slight chance for light rain with cooler temperatures from September 22-26. Showers are favored on September 27-28. Partly cloudy on September 29-30.

****The Harvest Moon rises about 20 minutes later each day around the time of the full moon in mid-to-late September. This is different from the rest of the year when the moon rises about 50 minutes later each day. The higher the latitude, the shorter the interval between moonrises.**



Morning Planets: Mars, Jupiter, Uranus

Evening Planets: Venus

Future Weather Outlook

October expect cooler than normal temperatures with below normal precipitation

Precipitation is expected to total below normal. Favored dates for heavier precipitation center on October 3, 10, 11, 12, 18, 20, 21, 23, 24, and 29.

November outlook favors below normal temperatures with above normal precipitation.

December expect near normal temperatures with below normal precipitation.

September Astronomy ~ It's in the Stars



Saturn will be out all night with Mars and Jupiter in the early morning sky before sunrise. Fall begins Sunday, September 22 at 8:44am.

Mercury rises with the new moon on September 1 about 80 minutes before sunrise in the eastern sky. You might be able to make out the outline of the moon (called moonshine) with Mercury to the left of the moon. Mercury retrogrades during the month and by second week it will no longer be viewable.

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

Mars is in the eastern sky during the very early morning hours. Look for Mars rising with the waning crescent moon on the morning of Wednesday, September 25. The planet Jupiter will be located to the upper right of Mars.

Jupiter rises in the evening hours. The moon and Jupiter rise together on Tuesday, September 24. That is the planet Aldebaran to the upper right of Jupiter.

Saturn will be visible in the evening hours after sunset and into the morning hours. Saturn rises with the nearly full moon on Monday, September 16.

~September Fun Facts~





~Farmland for Sale~

NEW LISTING! 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**

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**

NEW LISTING! 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**

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! 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.

~Bid Basis~

Interested in a Bid Basis Listing? Contact Us!



A Rooster Ag' Realty, Inc. Company

UNDER CONTRACT! DeKalb County— Clinton Twp—21± acres. Former development property, 56 partially developed lots. Approximately 1,000 semi loads of stock piled top soil included with the property. **\$110,000 or \$5,238 per acre**

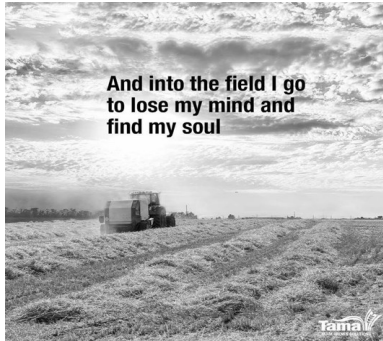
DeKalb County— DeKalb Twp—124.33± acres. Located on the corner of Route 38 and Peace Road. Zoned for multiple uses including: multi-family housing, commercial and or data center. **\$2.98 per sf**

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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~Normal for the Month~

<i>September 1 to 7</i>	<i>September 8 to 14</i>	<i>September 15 to 21</i>	<i>September 22 to 28</i>	<i>Sep 29 to Oct 5</i>
<i>Avg. High.....79</i>	<i>Avg. High.....77</i>	<i>Avg. High.....75</i>	<i>Avg. High.....72</i>	<i>Avg. High.....70</i>
<i>Avg. Low.....54</i>	<i>Avg. Low.....52</i>	<i>Avg. Low..... 49</i>	<i>Avg. Low..... 46</i>	<i>Avg. Low..... 44</i>
<i>Sunshine 62% Daylight Hours</i>	<i>Sunshine 61% Daylight Hours</i>	<i>Sunshine 59% Daylight Hours</i>	<i>Sunshine 57% Daylight Hours</i>	<i>Sunshine 56% Daylight Hours</i>
<i>Precipitation 0.91</i>	<i>Precipitation 0.86</i>	<i>Precipitation 0.80</i>	<i>Precipitation 0.73</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	Spring	115.52	\$15,100	138.7	04/24	Kankakee	Ganeer	43.00	\$10,500	121.0
04/24	Grundy	Nettle Creek	148.00	\$13,513	131.0	03/24	Kankakee	Rockville	92.00	\$12,200	121.0
05/24	Iroquois	Iroquois	298.00	\$10,553	118.0	07/24	Kendall	Kendall	75.00	\$16,900	138.0
06/24	Iroquois	Beaver	91.00	\$11,037	127.0	01/24	Kendall	Kendall	620.00	\$18,244	134.0
05/24	Jo Daviess	Derinda	292.00	\$15,278	88.0	07/24	Ogle	Flagg	156.00	\$10,000	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

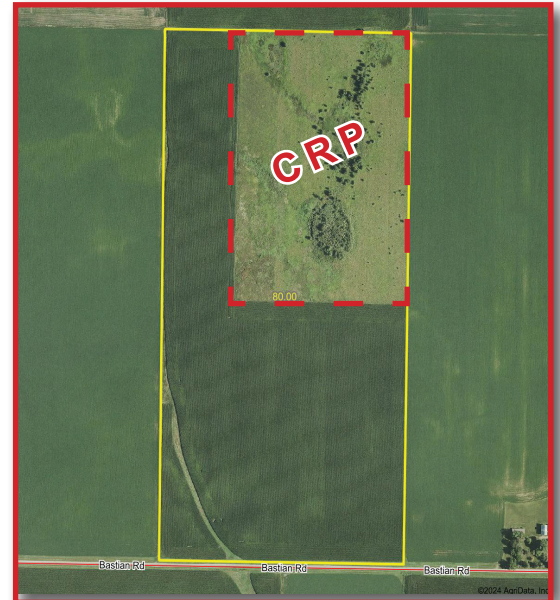


Kelly Ludwig , Designated Managing Broker, Owner	(630) 546-8267
Stason Ludwig , CEO	(815) 762-2136
Dalton Jahntz , Director of Sales/Real Estate Broker	(630) 525-1431
Kathy Eller , Accounting Manager	(847) 217-9274
Chris Otte , Marketing	(847) 710-1837
Zoe Quinn , Farm Management Coordinator	(815) 824-8270
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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NEWLY LISTED!



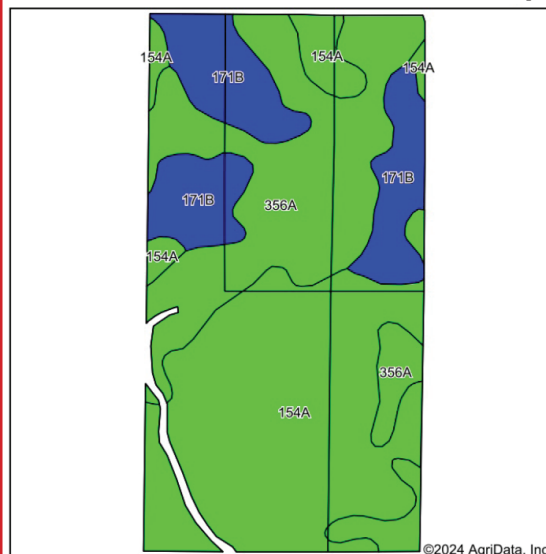
The Waterman 80 Acres Farm

- DeKalb County, Clinton Twp
- Located South of Waterman 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

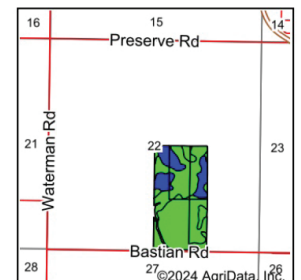
Price: \$14,500 Per Acre

- **Rare high quality 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.

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

Contact Rooster Ag' Realty

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NEWLY LISTED!



The Genoa 77.85 Acres Farm

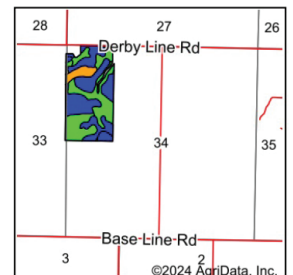
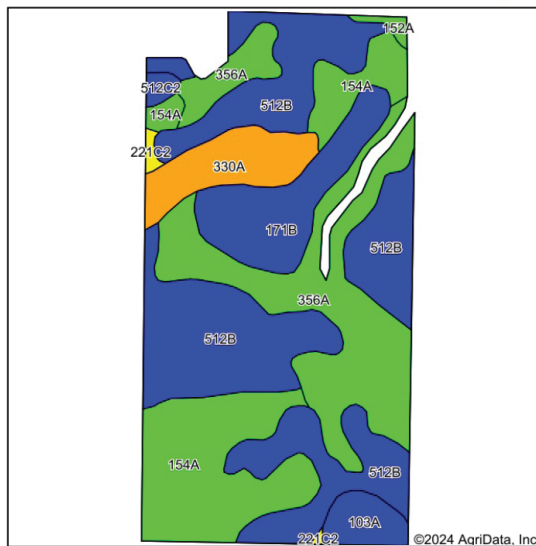
- DeKalb County, Genoa Twp
- Located East of Genoa on the South Side of Derby Line Road, Just South of Route 72.
- Gross Acres: 77.85±
- Tillable Acres: 75.67±
- SOIL PI: 138.7

Price: \$14,950 Per Acre

- **Don't miss out on this rare opportunity!**
- Well located & high quality farmland.



Soils Map



State: Illinois
County: DeKalb
Location: 34-42N-5E
Township: Genoa
Acres: 75.67
Date: 8/27/2024



High Soil PI of 138.7

Contact Rooster Ag' Realty

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