



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

June 2025

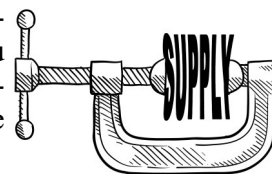
COMPLAINT DEPARTMENT



As a young man starting my career in the Ag Industry at the Hintzsche Company, I had decided that the smell of the pellet mill in the feed department had a certain intrigue, between that and the fact that there were no Hintzsche boys in the Feed Department, as 4 of them were working sunup to past sundown in the Fertilizer Division. I had made up my mind, and on a road trip with my mentor, Rich Hintzsche, I sprung it on him that I wanted to sell Feed. There is no room for me in the Fertilizer Division and I've been studying feed rations, and I got it down, I told him! Rich paused and said, for the next 30 miles or so, count how many farms we go past that need feed! Not a word was spoken for the next half hour, finally how many did you count?, he asked. Four, I eagerly answered. He replied, now for the next 30 miles count how many farms we go by that need fertilizer and herbicides. Well, all of them need that, I exclaimed! So, what would you rather do, sell something that four people in 30 miles need or something that everyone needs? Well, I'd rather sell something everyone needs, but there is no room for me in the fertilizer business due to all of your sons! I protested! He said, starting today your new job is the **Complaint Department!** When we get back I'll tell David your new position. Don't you ever ask him how he wants it handled, or I don't need you! It's your job! Take care of my customers because without my customers, you and I don't have a job, he demanded! With that, you will become a great salesman and my #1 asset. Wow! The next day I was sent out to see Pete Wolsfeld! Talk about throwing the lamb to the wolves! Pete and I resolved the problem and cultivated a 35-year friendship because of a pig weed! Over the next 22 years I handled them all, Big and Small, at my discretion. With this background and training from one of the most influential people in my life, I am still at your service and ready to handle your problems day or night and maybe even share another story or two about the Great Richard Hintzsche and my Life in the **Complaint Department!**

TIGHT SUPPLY

Since mid-2023, we have witnessed a sharp decline in available farmland to fulfill 1031 Trade investors desires or as one may describe as a **"Tight Supply"** of available farmland. In 2023 there was an ample supply where we were able to provide farms to effectuate those trades. Back then these farms could easily provide a minimum of a 3% net ROI, easier to do as land prices were lower and corn price was \$6.00 per bushel promoting higher rent rates to support the desired return. Today with the **Tight Supply** of available farmland and corn in the mid-\$4.00 per bushel range, basically the same price as a bottle of beer. ROI's in farmland are more in the 2% net ROI range. This *has not* slowed down any interest in one's desires for farmland as *Land is now its own asset class like gold*, not as a vehicle to gain an ROI but more as a tool to preserve wealth, banking on land's historic appreciation in value. If you are thinking of selling some land to settle an estate or to capitalize on these high price points as a result of the **Tight Supply** in today's land market, now is the time. If you are one of those anticipating 1031 Trading into farmland and are concerned you will not be able to find what you are looking for due to the **Tight Supply**, give us a call we will meet at your office, conference room, shop, or kitchen table to help you find farms that you won't find on the internet or newspapers to effectuate your trade despite this **Tight Supply!**



2026 FARM LEASES

Believe it or not, Zoe is in the heat of facilitating **2026 Farm Leases**, addressing Conventional and Organic lease formats, a farms production history, soil productivity index (PI), drainage, fertilizer recommendations and liability insurance coverage levels. All important factors that apply to our existing 204 separate fields we manage. On top of that, she is making her first round of field scouting to see how each farm is progressing in this new crop season. Have questions or need assistance? Give Zoe a call, she will meet you at your office, conference room, shop, or kitchen table to work with you on your **2026 Farm Lease**.

Weather Almanac

by Meteorologist Frank Watson



Full Moon

June 25th

Strawberry 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 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.

June Weather Outlook

Summary



WEATHER FORECAST

Temperatures are favored to average cooler than normal. Precipitation is expected to total above normal. Partly cloudy skies with scattered showers are favored on Sunday, June 1. A period of sun and dry weather is expected from Monday, June 2 to Thursday, June 5. Precipitation prospects increase from Friday, June 6 to Thursday, June 12. Sunny and dry from Friday, June 13 to Monday, June 16. Passing showers and thunderstorms are favored from June 17 to 20. Sunny on June 21. Partly cloudy and scattered showers on June 22-23. A period of wet weather is favored from June 24-30.

~Dates to Remember~

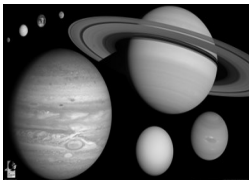
Saturday, June 14, Flag Day
Sunday, June 15, Father's Day
Friday, June 20, Summer Begins



Evening Planets: Mars, Mercury

Morning Planets: Venus, Saturn, Neptune, Uranus

May Astronomy ~ It's in the Stars



Summer begins on Friday, June 20 at 9:32 pm when the sun's rays are directly over the Tropic of Cancer.

Mercury is low in the western horizon just before sunset and will be lost in the sun's glare.

Venus will be low in the eastern sky before sunrise. The moon and Venus rise together on Sunday, June 22.

Mars is setting in the western sky at sunset during the month. Mars and the waxing crescent moon rise together on Sunday, June 29. Regulus will be to the left of Mars on Saturday, June 14.

Jupiter will be lost to the sun's glare this month.

Saturn rises in the very early overnight hours and will be visible throughout the month. Look for the moon and Saturn rising together on Thursday, June 19.

Future Weather Outlook

July outlook favors warmer than normal temperatures and below normal precipitation.

Precipitation is expected to total drier than normal. Favored dates for heavier precipitation center on June 2, 7, 10, 11, 12, 14, 15, 16, 24, 28, and 29.

August expect near normal temperatures with below normal precipitation.

September outlook favors slightly cooler temperatures with near normal precipitation.

~ Fun Facts ~

It takes one hive of bees 55,000 miles of flight to produce one pound of honey.

The longest recorded flight by a chicken is just thirteen seconds long

Pigs can run a mile in 7 minutes

Family-run operations the U.S. accounted for 99% of U.S. farms and 89 percent of production

Approximately 7% of the adult U.S. population believes brown cows produce chocolate milk.

Believe it or not, organic farming "typically requires 2.5 times more labor than conventional farming." That sounds bad at first, but it also produces ten times the profit, making it well worth the extra labor for some.



~Farmland for Sale~

NEW LISTING! 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**

UNDER CONTRACT! 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**

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**

~Buyer Broker Farms For Sale~

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

Winnebago County, Winnebago Township— 395 acres/304.00 tillable, Soil PI 128.3

Winnebago County, Seward Township— 229 acres/228.24 tillable, Soil PI 140.5

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

Kendall County, Seward Township— 80 acres/70.08 tillable, Soil PI 116.0

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

Champaign County, Sadorus Township— 219 acres/218.00 tillable, Soil PI 143.7

Sangamon County, Lanesville Township—160 acres/159.00 tillable, Soil PI 140.8

Multiple High Quality Iowa Farms Available!

Give us a call for additional information and pricing details!



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—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—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**

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



~Normal Averages for the Month~

June 1-7 HIGH 78 LOW 52 SUNSHINE 60% daylight hours <i>Precipitation 0.95</i>	June 8-14 HIGH 80 LOW 54 SUNSHINE 55% daylight hours <i>Precipitation 0.98</i>	June 15-21 HIGH 81 LOW 56 SUNSHINE 57% daylight hours <i>Precipitation 1.05</i>	June 22-28 HIGH 83 LOW 58 SUNSHINE 58% daylight hours <i>Precipitation 1.05</i>	June 29- July 5 HIGH 84 LOW 59 SUNSHINE 57% daylight hours <i>Precipitation 1.04</i>
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 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
01/25	Bureau	Macon	80.00	\$15,200	141.0	02/25	McHenry	Riley	240.00	\$14,000	140.0
02/25	Bureau	Hall	78.00	\$15,400	133.0	12/25	McHenry	Seneca	100.00	\$12,000	122.0
03/25	DeKalb	Sycamore	95.00	\$12,000	131.0	04/25	Ogle	Brookville	93.00	\$9,038	115.0
02/25	DeKalb	Genoa	172.00	\$11,000	137.0	03/25	Ogle	Dement	161.00	\$14,301	137.0
02/25	Grundy	Erienna	220.00	\$14,000	103.0	03/25	Ogle	Pine Rock	224.00	\$9,804	117.0

*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
Tyler Creath , Real Estate Broker	(815) 451-1152
Chris Otte , Marketing	(847) 710-1837
Stason Ludwig , CEO	(815) 762-2136
Joe Ludwig , COB, Real Estate 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.

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
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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 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, Government Price Support. Rooster Ag' will strive to improve the balance, integrity and viability of your farm. Rooster Ag' will be responsible for collecting all 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.
- **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'

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

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