RoosterAg'

Farmland Real Estate · RA Commercial Properties
Farm Management · FDAV · Federal Crop Insurance
Gold Standard Farmland Appraisal Services
www.roosterag.com
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THE GOLD STANDARD

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

Family Owned & Operated **July 2025**

LAND BANK

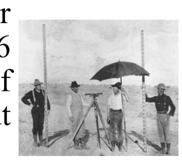
I have been a farm broker now for 36 years and have been buying investment real estate for myself & Family for 43 years, where we have owned and renovated over 100 properties. Every one of these properties were purchased for one reason "to make money," either in profit from the resale to 1031 trade into the next one, or they were purchased for a return on investment to generate cash money to service the debt, taxes and insurance on the properties we kept, with the plan that these properties would appreciate in value on an annual basis. This was a good plan for us as I didn't like money in the bank, mattress or coffee can as it would not appreciate in value, only lose value as the dollar was softening on an annual basis. During this lifetime in the real estate business, we have sold over a billion dollars' worth of farms, where in my mind these farms were purchased to generate a return on investment and that is what influenced those buyers and my main focus in selling them those farms. Turns out I was wrong! It's not about the annual ROI. I guess I knew it in my 20's but didn't recognize that the purchase of real estate or specifically Land is ultimately a place to store and create wealth until cash is needed for other reasons. In essence, creating your own personal **Land Bank**. The farmland market today depicts exactly that! But something else relating to the **Land Bank** concept was driven home to me recently while I was in Florida. An approximate 3 acre property was recently sold on the Gulf of America for $20 million dollars to build a marina. So I start calculating if they wanted to earn 3% on that property, not including the millions I imagined the marina was going to cost, how many boats would they need to break even at a minimum? That's when it hit me, obviously it doesn't pencil out... These fellas don't care about an ROI, it's the same old, same old. They are parking wealth, not in farms but in the Gulf Coast shore lines of Florida in their own personal **Land Bank**!

FIDUCIARY DUTIES

In the real estate business, the salesperson or broker with whom you are working owes his client (buyer or seller) a **Fiduciary Duty**, defined as: **One who holds a position of trust**. This means that the real estate agent owes his client care, obedience, loyalty, accountability, and notice or disclosure. In today's real estate market, especially since the National Association of Realtors lawsuit, make sure you know who's working for you! As agency relationships can be created in writing, by a real estate licensee's actions or inactions, or even by implication. So, make sure you know who represents who in your transaction. Remember that the source or the amount of commission to the agent does not create an agency relationship, meaning that just because you pay a commission, that agent may or may not owe you a **Fiduciary Duty**. So before you engage in any discussions with any real estate agents or brokers give us a call, we will meet at your office, conference room, shop, or kitchen table to discuss who owes who a **Fiduciary Duty**!

RODS & CHAINS

Back in the early 80's when I started my career in the ag' industry one of my first lessons was from Jordal, talking in **Rods and Chains**, "Go about 80 rods this way and 10 chains that way." What? I was lost! "Pull out your calculator" he said "a rod is 16 ½ feet long, so how many rods in a quarter mile?" "E-E-Eighty??" "Right" he said, "So if you have 80 rods in a quarter mile how many chains are in that same quarter mile?" "Chains?? Who's Chain?!" I said. "A chain is 66' long, didn't you learn anything in school?" Obviously, we went to different schools. "S-S-So-o, I think there are 20 chains in that quarter mile." I hesitantly replied "Right" he says. "So if you have 80 rods times 20 chains how many acres in that field?" After some calculating I came up with 40 acres. "Right, your not so dumb after all!" he concluded. So, a rod is a unit of measurement used by the original surveyors of 16.5 feet in length or 5.5 yards long. A chain is 66 feet long or 4 rods long and a square rod would be 30 1/6 square yards! Whew! Thanks, Keith, for one of the many lessons you taught me over the years but one I will never forget is… **Rods and Chains**!



Weather Almanac

by Meteorologist Frank Watson

Full Moon

July 10th

Buck Moon

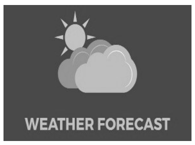
Weather projections, features and facts created by Bruce Watson for our **Weather Almanac** are presented as scientific guidelines as to what we might expect over a large area of the Midwest, as well as our part of the state and general service area.

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 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, 30-year National Weather Service averages. These figures draw on the long history of systematic observations begun by the U.S. Army in 1817.

July Weather Outlook

Summary



Temperatures are favored to average warmer than normal. Precipitation is expected to total below normal. Scattered showers and thunderstorms favored on July 1-2. Sunny on July 3-4. Scattered storms on July 5 & 7 with sun on July 6 & 8. Passing showers and thunderstorms from July 9-16. Expect a drier period with isolated showers and thunderstorms from July 17-25. Slightly better prospects for precipitation from July 26-29. Mostly sunny on July 30-31.

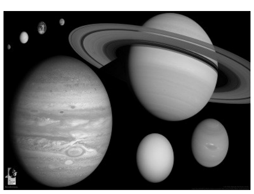
~Dates to Remember ~

4th of July

Kane County Fair July 16-20

Illinois State Fair August 7-17

July Astronomy ~ It's in the Stars



Earth will be at Aphelion (furthest distance from the sun) on Thursday, July 3.

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

Venus rises in the very early overnight hours and will be in the northeastern sky before sunrise. The moon and Venus rise together on Tuesday, July 22.

Mars is setting in the western sky at sunset during the month. Mars and the waxing crescent moon set together on Monday, July 28.

Jupiter will come into view around Sunday, July 20. It will be low in the northeastern sky before sunrise. The moon and Jupiter rise together on Wednesday, July 23.

Saturn rises a few hours after sunset and will be visible through much of the overnight hours. Look for the moon and Saturn rising together on Wednesday, July 16.

Future Weather Outlook

Precipitation is expected total drier than normal. Favored dates for heavier precipitation center on August 5, 6, 8, 9, 10, 11, 12, 21, 24, 25, and 29.

August expect near normal temperatures with below normal precipitation

September outlook favors slightly cooler temperatures with near normal precipitation.

October expect warmer than normal temperatures with above normal precipitation.

~ Fun Facts ~

Buck Moon. Thursday, July 10 at 3:37 pm.

Male deer, which shed their antlers every year, begin to regrow them in July, hence the Native American name for July's full moon. Some refer to this moon as the thunder moon, due to the summer storms in this month.

The 7th of July is known as "7/7" and is celebrated as National Strawberry Sundae Day.

The first artificial ice rink in the world opened in London on July 17, 1876.

It is the peak month for the Perseid Meteor Shower in the Northern Hemisphere.

The National Hot Dog Day is celebrated on the third Wednesday of July in the United States.

July 20th marks the Anniversary of the first moon landing

RoosterAg' REALTY

~Farmland for Sale~

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**

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**

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

***UNDER CONTRACT*—Winnebago County, —** 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

Multiple High Quality Iowa Farms Available!

Give us a call for additional information and pricing details!

RA Commercial REALTY

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**

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**

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 Averages for the Month~

July 1-5	July 6-12	July 13-19	July 20-26	July 27 - Aug. 2
Avg. High 84	Avg. High 84	Avg. High 84	Avg. High 85	Avg. High 84
Avg. Low 59	Avg. Low 60	Avg. Low 61	Avg. Low 61	Avg. Low 61
Sunshine 72%	Sunshine 72%	Sunshine 72%	Sunshine 74%	Sunshine 70%
Daylight Hour	Daylight Hours	Daylight Hours	Daylight Hours	Daylight Hours
Precipitation 0.99	Precipitation 0.99	Precipitation 0.98	Precipitation 0.98	Precipitation 0.98

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	Boone	Manchester	64.00	$9,130	123.0	04/25	DeKalb	Victor	40.00	$13,400	135
04/25	Boone	Spring	72.00	$10,377	133.0	04/25	Kane	Big Rock	110.00	$15,000	141.0
03/25	Bureau	Berlin	80.00	$15,850	139.0	06/25	Kendall	Na-Au-Say	137.55	$12,000	126.7
04/25	DeKalb	Genoa	115.00	$16,250	139.0	04/25	Ogle	White Rock	194.00	$15,490	132.0
05/25	DeKalb	Squaw Grove	186.00	$13,500	142.5	03/25	Stephenson	Ridott	110.00	$14,000	128.0

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

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Chris Otte, Marketing	**(847) 710-1837**
Stason Ludwig, CEO	**(815) 762-2136**
Joe Ludwig, COB, Real Estate Broker/Farm Manager, Owner	**(630) 774-5887**

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