



# Rooster Ag'

Farmland Real Estate · RA Commercial Properties  
Farm Management · FDAV · Federal Crop Insurance  
Gold Standard Farmland Appraisal Services

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

**Family Owned & Operated**

**March 2025**

## MAYO CLINIC



As I had written about in our January Newsletter, I have had considerable health issues and since then have taken 3 more trips to the **Mayo Clinic** in the pursuit of better health and quality of living. Through these appointments, largely through their Executive Health Program, they believe they have found the root of my deterioration. Fungal, yep fungal a fungi or fungus that has invaded my lungs and sinuses causing serious infection and breathing issues. So on February 12<sup>th</sup> I had surgery to remove the fungal balls and take out the infected areas. As of the writing of this article I would have to say I'm starting to feel better and believe I am on the mend. I give credit to **Mayo Clinic** and their Executive Health Program for identifying this problem and their can-do attitude of finding a cure. I get a lot of questions about **Mayo Clinic** and their Executive Health Program. So here it is, contact **Mayo Clinic** on their Executive Health Program, they do a comprehensive physical that you can also customize based on your own specific needs or ailments. So, in two days I had 15 appointments, every one of them was on time or early. I had in-depth meetings with the physicians to discuss my concerns and goals. The Clinic is comprised of towers with an underground walkway, referred to as the subway with coffee shops, candy, clothing and décor stores, a cafeteria and restaurants along with musicians playing music in the corridor, where everyone, I mean everyone is there to help you. If you want to go to **Mayo Clinic** and be part of their Executive Health Program, call the Rochester Minnesota location that I went to at (507) 284-2288, Scottsdale Arizona location at (480) 301-8088 or the Jacksonville, Florida location at (904) 953-2907 to see what qualifications are needed to get enrolled. Feel free to give me a call to discuss the benefits of **Mayo Clinic**.

## FARMLAND INVESTMENT SPECIALISTS

Through the years we all evolve. I went from a farm boy, to a floater operator applying fertilizer and herbicides, to a Certified Crop Advisor, Fuel, Fertilizer, Seed Salesman, Farmland Real Estate Broker, to building and operating a Farmland Real Estate Company, Farm Management Company, Federal Crop Insurance Company, Farmland Appraisal Company and a Farm Depreciable Asset Company. We realize that the culmination of these evolutions has turned Rooster Ag' and their entire staff into **Farmland Investment Specialists**. Our mission is to ensure our clients are successful Land Investors as well as provide Buyers and Sellers of land the best team of agricultural professionals that can supply them with all the necessary services and tools to be successful from start to finish. The array of services and tools we offer set us apart from our competition, ensuring all aspects of land sales and investing are covered. Our vision is to be viewed as one Company, *Rooster Ag*, made up of **Farmland Investment Specialists**. I was told by one of my clients the other day that "the constancy is change, and you help facilitate that. Tides rise and fall. So hang on, more change is a comin'." He realizes that our team of Landmen and Landwomen strive to exercise every service we offer with everyone of our clients to ensure that their farm assets are being properly managed, valued, purchased, sold and depreciated. We are one business with one goal, to be your **Farmland Investment Specialists!**

## ADVERSE POSSESSION

Many of us have heard this term, **Adverse Possession** over the years but what does it mean? The real estate law glossary says **Adverse Possession** is: acquisition of another's property by actual, visible, hostile, notorious, exclusive and continuous possession over a certain period of time. For example, you have all seen survey stakes beyond the fence line of a farm that has been surveyed. This is actual... its being farmed! Visible... everyone can see it. Hostile, Notorious, Exclusive... it has probably been fenced and everyone sees the fence. Continuous... for as long as most of us can remember that fence has been there and the guy farming it has been farming it for years. The law says for Illinois that continuous is 20 years. But it varies from state to state from 5 to 30 years and is not based on one owner's rights, it passes with each owner over time. So, in the case of a farm where the fence line does not match the survey stakes, **Adverse Possession** would apply. The only recourse would be, as a purchaser you could dispute the acres you are purchasing, but you may cause yourself to have a non-conforming minimum lot requirement by the Counties standards if you are to purchase less acres. So be sure of what you are getting yourself into before you challenge **Adverse Possession**.

# 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 1 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, 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**  
**March 14th**  
**Worm Moon**



## March Weather Outlook Summary



Temperatures are favored to average colder than normal. Precipitation is expected to total above normal. After some sun on March 1 we can expect a rain to snow event on March 2-3. A period of fair weather with only slight chances for precipitation is favored from March 4-8. A rain to snow event is favored around March 9-11. Sun with cooler temperatures is expected on March 12-13. A rain to snow event is favored from March 14-18. Sunny skies with cooler temperatures is expected from March 19-21. An active precipitation pattern is favored from March 22-27. Sun is expected on March 28-29. A month ending snow storm is possible on March 30-31.

### The Worm Moon

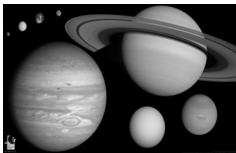
This month the ground softens and the earthworm casts reappear, inviting the return of the robins.



**Evening Planets: Mercury, Venus, Mars, Jupiter & Uranus**

**No morning planets this month**

### March Astronomy ~ It's in the Stars



The sun will cross over the Equator into the Northern Hemisphere at 4:01 am on Thursday, March 20 signaling the beginning of spring.

Mercury will be low in the western sky at dusk at the beginning of the month and will be difficult to view. After the first week it will be lost in the sun's glare.

Venus will be in the western sky and visible after sunset to open the month but will be lost in the sun's glare midmonth. Venus sets with the moon the evening of Saturday, March 1.

Mars is visible in the southern sky at sunset much of the month and will be visible into the very early overnight hours. Mars and the crescent moon rise together on Saturday, March 8.

Jupiter is in the southern sky at sunset and will be visible until the very early overnight hours. The moon and Jupiter rise together on Wednesday, March 5.

Saturn will be lost in the sun's glare this month.

### Future Weather Outlook

**April outlook favors slightly cooler temperatures with near normal precipitation**

**Precipitation is expected to total above normal.** Favored dates for heavier precipitation center on April 3, 4, 5, 7, 8, 10, 11, 15, 16, 20, 24, 25, 27, 28, and 29.

**May** expect warmer than normal temperatures with below normal precipitation.

**June** expect cooler than normal temperatures with near normal precipitation.

### ~ March Fun Facts ~

#### Total Lunar Eclipse March 13-14

A total Lunar eclipse will occur 10:57 pm on Thursday, March 13. You'll be able to notice the moon turning red at 12:09 am on Friday, March 14. The moon will look completely red at 1:26 am and the eclipse will reach its maximum at 1:58 am. The moon will look completely red until 2:31 am eclipse ending at 5:00 am.

#### Dates to Remember

Tuesday, March 4. Mardi Gras

Wednesday, March 5 Ash Wednesday

Sunday, March 9 Daylight Savings time begins.

Monday, March 17 St. Patrick's Day

Thursday, March 20 Spring Begins



## ~Farmland for Sale~

**UNDER CONTRACT! —Lee County, Willow Creek Twp—74.85 acres/72.98 tillable acres** 97.5% tillable with great soils with a Soil PI of 125.9. Excellent location off of Woodlawn Road, just northeast of the I-39 & Route 30 interchange. **\$13,500 per acre**

**UNDER CONTRACT! 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**

**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**

**UNDER CONTRACT! Lee County—Lee Center Twp—65.95 acres/54.68 tillable.** Excellent mix of income producing farmland, pond and woods/recreational land. Divisible, with potential for two buildable parcels. **\$8,950/acre**

## ~Land Wanted For Ready Buyers~

**80 acres** in Central DeKalb County Or Central Kane County. **Funds Available Now!**

**\$2 million** in Sangamon County. Mostly Tillable Class A Soils. **Funds Available Now!**

**80 to 160 acres** in DeKalb County—Clinton & Squaw Grove Townships. **Funds Available Now!**

**160+ acres** in the Kane County, Big Rock & Kendall County, Plano areas. **Funds Available Now!**

**\$5 to \$10 million** in Kendall/Grundy Counties, **Leasebacks available! Funds Available March!**

**\$8 million** in DeKalb & Lee Counties, **Leasebacks Available! Funds Available in April!**

**\$6 million** in Kane, DeKalb, Boone, McHenry Counties, **Leasebacks available! Funds Available in April!**

**\$7 million** in Kendall County, Class A Mostly Tillable Farmland. **Funds Available in September!**



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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<sup>®</sup>**  
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**Agriculture is our wisest  
pursuit, because it will in the  
end contribute most to real  
wealth, good morals, and  
happiness.**

**THOMAS JEFFERSON**

EVERYDAYPOWER

### ~Normal for the Month~

| <i>March 2-8</i>                       | <i>March 9-15</i>                      | <i>March 16-22</i>                     | <i>March 23-28</i>                     | <i>March 29-April 5</i>                |
|----------------------------------------|----------------------------------------|----------------------------------------|----------------------------------------|----------------------------------------|
| <i>Avg. High.....41</i>                | <i>Avg. High.....44</i>                | <i>Avg. High.....47</i>                | <i>Avg. High.....50</i>                | <i>Avg. High.....53</i>                |
| <i>Avg. Low.....22</i>                 | <i>Avg. Low..... 24</i>                | <i>Avg. Low.....27</i>                 | <i>Avg. Low..... 29</i>                | <i>Avg. Low..... 32</i>                |
| <i>Sunshine 56%<br/>Daylight Hours</i> | <i>Sunshine 54%<br/>Daylight Hours</i> | <i>Sunshine 55%<br/>Daylight Hours</i> | <i>Sunshine 58%<br/>Daylight Hours</i> | <i>Sunshine 57%<br/>Daylight Hours</i> |
| <i>Precipitation 0.46</i>              | <i>Precipitation 0.51</i>              | <i>Precipitation 0.59</i>              | <i>Precipitation 0.68</i>              | <i>Precipitation 0.79</i>              |

☛ Denotes Sales by Rooster Ag<sup>®</sup> Realty

#### RECENT COMPARABLE FARMLAND SALES/CLOSED

| Date   | County | Township   | Acres  | Price/Acre | Soil PI | Date    | County  | Township    | Acres  | Price/Acre | Soil PI |
|--------|--------|------------|--------|------------|---------|---------|---------|-------------|--------|------------|---------|
| ☛ 1/25 | Boone  | Manchester | 50.00  | \$10,900   | 111.5   | ☛ 01/25 | Douglas | Bowdre      | 858.00 | \$10,980   | 130.5   |
| 12/24  | Bureau | Gold       | 541.00 | \$10,096   | 117.0   | 12/24   | Kane    | Virgil      | 158.00 | \$13,380   | 135.0   |
| 12/24  | Bureau | Manlius    | 73.00  | \$14,201   | 134.0   | 12/24   | Kendall | Little Rock | 219.00 | \$16,003   | 139.0   |
| 12/24  | Bureau | Mineral    | 104.00 | \$13,772   | 136.0   | 12/24   | Lee     | Harmon      | 387.00 | \$11,356   | 109.0   |
| 12/24  | DeKalb | Pierce     | 280.00 | \$16,428   | 142.0   | 12/24   | Lee     | Lee Center  | 320.00 | \$12,500   | 126.0   |

*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](http://www.landsalesbulletin.com) or calling 608-329-4210.*

**View our listings as well as more information at Rooster Ag<sup>®</sup> online at:  
[www.roosterag.com](http://www.roosterag.com)**



## FARMLAND INVESTMENT SPECIALIST DIRECTORY

### LANDMEN:

|                                                                 |                       |
|-----------------------------------------------------------------|-----------------------|
| <b>Dalton Jahntz</b> , Director of Sales/Real Estate Broker     | <b>(630) 525-1431</b> |
| <b>Tyler Creath</b> , Real Estate Broker                        | <b>(815) 451-1152</b> |
| <b>Chris Otte</b> , Marketing                                   | <b>(847) 710-1837</b> |
| <b>Stason Ludwig</b> , CEO                                      | <b>(815) 762-2136</b> |
| <b>Joe Ludwig</b> , COB, Real Estate Broker/Farm Manager, Owner | <b>(630) 774-5887</b> |

### LANDWOMEN:

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

