

Rooster

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

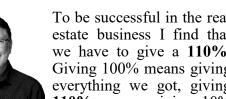
Office/Fax · (815) 333-4354 Don't let your money collect dust, invest in dirt!

THE GOLD STANDARD

Family Owned & Operated

May 2024

110%



the 110% you deserve 100% of the time!

LAND MARKET

rates, means approximately 70% down is required to cash flow a class A farm, CD sidelines waiting for deals on farmland. in this unique Land Market.

THE GOLD STANDARD

To be successful in the real An appraisal by definition is "an expert estimate of the value of someestate business I find that thing". Once we started looking at the way farmland appraisals were we have to give a 110%. estimated we were shocked as to what we felt was the calculated va-Giving 100% means giving lidity of the existing appraisal process was, and that expert's opinion everything we got, giving wasn't anywhere close to our preconceived notion on how a farm ap-110% means giving 10% praisal was calculated, so we went to work and created Rooster Ag' more than humanly possible. If we're going Gold Standard Farmland Appraisal software. First, we take the to help you achieve your goals, we need subject farm, then we find a minimum of 3 recent comparable sales in 100% of our staff giving 110% 100% of the the immediate area of the farm we are analyzing, a pretty standard time. If only 50% of our staff gives 110% practice. Then we mixed it up by cross analyzing the subject farm to and 50% of our staff gives 90%, I'll guaranthe recent sales comps soils, not necessarily the soil types like Drumtee you 100% we would only be 50% suc- mer, Saybrook, Bryce Swygert but each farm's specific Soil Produccessful. Suppose only 50% of 100% of our tivity Index (PI) created by the University of Illinois Extension Office staff gave only 50% and 25% of 100% of which is applied a number which can range from 100 on a lesser qualour staff only gave 25% and the other 25% ity (Class-C soils) farm to 147 on a high quality (Class-A soils) farm. of 100% of us were not feeling 100%, then Next we cross reference the percent farmable/tillable of the subject our company would be in a heap of trouble! farm to the comparable sales, giving us the data we need to compare That's why you can expect 100% of us giv- our subject farms farmable/tillable farm to the comp's percent farmaing 110% 100% of the time!! Whether you ble/tillable. Both these functions of a farm's soil PI and % tillable are are buying or selling, give us a call and we turned into a mathematical calculation versus an estimate of the subwill meet you at your office, conference ject farm to each comparable sale to create a +/- calculated valuation room, shop, or kitchen table and give you of the sales comps to the subject farm. The last part of **The Gold** Standard software calculation is Return On Investment, where we take the subject farms actual production history of corn yield, utilizing Federal Crop Insurance data, which is implemented into Rooster Ag's proprietary Cash Rent Calculator to determine each specific farms Today the Buyers & Sellers objectives of formulated cash rent per tillable acre x the tillable acres minus the farmland do not match. Factors include: few farms real estate tax, giving us that farm's actual net income to cross 1031 Trade funds are available, meaning reference to the comparable sales valuation to determine the farms less Buyers in the market, election uncer- projected ROI valuation. We found this income approach to be much tainty, lower grain prices, high farm interest more accurate than the standard approach of utilizing State or County averages. Once all this is complete the system combines all the valuations together to determine the subject farm's valuation per acre. We rates 4%-6% keeping cash investors on the utilize this same Gold Standard software to create a farms market value range, which we have utilized to date on 102,495.40 acres val-Class A farms and farms a neighbor may used at a combined total of \$909,135,502.46 providing a huge data want are remaining strong, where Class base, providing our clients an immediate valuation of their farm assets B&C farms are on the decline and recrea- and gives our real estate division a road map of true value of any farm. tional ground remains strong. Land funds Simply put... this system works. If you are in need of an Appraisal or continue to push into the market picking up Market Analysis, give Nicole a call at (631) 905-2074 and she will a good portion of the farms that are selling hook you up while following the appraisal industries well received **Gold Standard!**

eather Almanac





Full Moon May 23 **Corn Planting** Moon









Temperatures are favored to average cooler than normal. Precipitation is expected to total above normal. Clouds and passing showers possible on May 1-2. Expect some sun on May 3. Clouds and rain on May 4-5. Mostly sunny from May 6-9. Rain on May 10. Sun on May 11-12. Clouds and showers on May 13-14. Clouds on May 15. Good chance for locally heavy showers and thunderstorms around May 16-18. Lingering showers and thunderstorms May 19-20. Sun on May

21-22. A period of some sun with showers and thunderstorms from May 23-28. Sun on May 29. Sun with a chance for showers or thunderstorms on May 30-31.



May Astronomy ~ It's in the Stars



For the month we gain 57 minutes of light from May 1 to 31. By the end of the month we total just over 15 hours of day-

Mercury rises just before sunrise and will be lost in the sun's glare.

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

Mars is a morning planet this month and is low in the eastern sky before sunrise. Look for Mars rising before the waning crescent moon on the morning of Sunday, May 5.

Jupiter is lost in the sun's glare for the month.

Saturn can be found rising several hours before sunrise in the eastern sky. Look for Saturn rising with the moon the mornings of Friday, May 3 and Thursday and Friday, May 30-31. Viewing improves throughout the month.

Future Weather Outlook

June's outlook favors above normal temperatures with below normal precipitation.

Precipitation is expected to total below normal. Favored dates for heavier precipitation center on June 3, 5, 7, 9, 10, 14, 20, 21, 22, 26, 27, 29, and 30.

July expect above near normal temperatures with below normal precipitation.

August expect warmer than normal temperatures with below normal precipitation.

~May Fun Facts~

May 1 is May Day. Mark the return of spring by bringing in branches of forsythia, lilacs, or other flowering shrubs from your region.

May 5 is Cinco de Mayo

May 12 is Mother's Day—don't forget! Do you have something planned to show appreciation for your mother?

May 28 is Armed Forces Day, which honors those who serve in all branches of the United States Military.

May 27 is Memorial Day—a poignant reminder of the tenacity of life. It's tradition to raise the flag on this day.



~Farmland for Sale~

IOWA -NEW LISTING! Cass County – Edna Twp – 100.45+ acres/71.90+ tillable acres with a soils CSR of 82.4. Located off of Wichita road. Excellent mix of income producing farmland & hunting property. **\$12,950 per acre**

IOWA- NEW LISTING! Cass County – Eden Twp – 80.02+ acres/76.46+ tillable acres with a soils CSR of 59.8. Located off of 730th street. Farm can be divide into two 40 acre parcels, lets talk! **\$12,950 per acre**

NEW LISTING! Grundy County – Erienna Twp – 38.53+ acres/15.87+ tillable acres with great soils with a PI of 125.4 right along the Illinois River. The property makes for an excellent hunting property, while also having income from the productive land. **\$8,950 per acre**

Kane County—Campton Twp—194.58± acres/118± tillable acres currently in production with the potential for additional acres to be brought into production, excellent soils with a PI of 126.9. Two Fixer-upper houses with multiple barns and two steal buildings 5,000 sq ft and 14,000 sq ft with ample power and a huge well. Excellent location off Beith Road & Route 47. Excellent income potential. \$20,500 per 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 per 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 per acre

DeKalb County— DeKalb Twp— 160.35± acres/ 151.74± tillable acres, excellent soils with a PI of 133.1. Located off of N. 1st Street, great location next to major development! Has outbuildings and grain bins. \$19,950 per acre

Winnebago County— Harrison Twp—51.13± acres/43.45± tillable acres. Located off Oliver Road nestled along the Pecatonica River. Excellent mix of income producing farmland & recreational/hunting property. \$16,000 per acre

UNDER CONTRACT! Iroquois County—Onarga Twp—70.00 acres/69+/- tillable. Great soils, well drained with extensive drainage tile installed. \$13.995 per acre

UNDER CONTRACT! Grundy County – Norman Twp – 324.84+ acres/26.11+ tillable. Excellent variety of matured Oaks, Hickory & Walnut Trees among others. The property makes for a great hunting with unique terrain and water sources with ponds and a large creek through the property. \$4,950 per acre

~Bid Basis/Auctions~

Interested in a Bid Basis Listing or Buyer Premium Auction? Contact our Auction Manager Samantha Vazzano today at (815)321-2282.



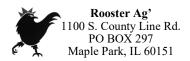
NEW LISTING—DeKalb County— Clinton Twp—21± acres. Former development property, 56 partially developed lots. Approximately 1,000 semi loads of stock piled top soil included with the property. \$110,000 or \$5,238 per acre

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 and commercial. \$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

Ogle County—Flagg Twp - 30± acres/28.42± tillable acres. Located in Section 25, Flagg Township. Zoned B-3 Commercial and located in the industrial park in the City of Rochelle. \$21,500 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





~Normal for the Month~

May 5 to 11	May 12 to 18	May 19 to 25	May 26 to June 1	June 2 to 8
Avg. High69	Avg. High72	Avg. High74	Avg. High76	Avg. High78
Avg. Low 56	Avg. Low59	Avg. Low 62	Avg. Low 51	Avg. Low53
Sunshine 57% Daylight Hours Precipitation 0.88	Sunshine 59% Daylight Hours Precipitation 0.84	Sunshine 61% Daylight Hours Precipitation 0.89	Sunshine 62% Daylight Hours Precipitation 0.91	Sunshine 60% Daylight Hours Precipitation 0.97
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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
02/24	DeKalb	Genoa	60.00	\$15,750	144.0	02/24	Grundy	Saratoga	153.00	\$20,778	128.0
12/23	DeKalb	Pierce	167.00	\$12,500	132.0	03/24	Henry	Cornwall	220.00	\$10,842	117.0
01/24	Ford	Mona	93.00	\$14,000	131.0	03/24	Kane	Hampshire	72.00	\$12,000	122.0
02/24	Grundy	Goodfarm	155.00	\$17,975	131.0 Å	04/24	Kendall	Little Rock	141.50	\$17,000	138.1
02/24	Grundy	Greenfield	106.00	\$14,152	131.0	02/24	Lee	Franklin Grove	100.00	\$11,750	119.0

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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