



# 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*

**January 2026**

## RULES



On a recent hunting trip to South Dakota I was reminded that everywhere you go there are **Rules** to follow and it reminded me of back in the early 80's, when I bought my first boat. That fall I asked John and Rich Hintzsche and Ed Rosenow to go to Canada fishing. As we left the dock, Ed turned to me and asked, "Do you have any Rules in this boat?" "**Rules?** I don't have any **Rules**," I responded puzzled. As we drove to our first fishing hole I noticed this giant of a man leaning back on the seat putting strain on the back of the seat along with major strain on the 1 ½ inch aluminum pedestal that supported the seat and buckling the plywood floor. Once we reached the fishing hole Ed leaned even further back in his seat finishing off his first beer of the trip, where he then crumpled up the can and threw it on the floor right at my feet! "What the hell is that?" I erupted! "A beer can," he replied. "Yeah, I know that, what are you doing throwing it on the floor?" I asked fuming. "Oh you don't like that?" he asked. "No I don't like that!!" I barked. "Oh," he smiled, "**Rule** number one, don't throw beer cans on the floor of the boat." "Yeah, and **Rule** number two ... quit leaning so far back on the damn seat because you are going to break it!" I commanded. By the time the trip was over, the boat had 78 **Rules** to comply with as well as a boat load of laughs. Over the next 15 years of our fall adventures, the **Rules** continued to compile and Ed taught me that on something as simple as a fishing trip you better make sure that everyone knows the **Rules**.

## 0% EXCLUSIVE LISTINGS

Over the past several years 60+% of the land sales we have been involved in, the Buyer has covered our compensation under our Buyer Broker program. We were asked the other day by a prospective customer, "Why in the world would a Buyer pay the Realtor®? That doesn't make any sense!" Well, here's why, the Buyer is the one with the money, at the end of the day no matter how it shows up on the closing statement, the buyer is the one who is providing the funds to pay for all the expenses involved in the transaction. From title fees, transfer stamps, surveys, attorney fees, and yes, the Realtor®. If the Buyer didn't show up with the money to close the deal, none of the expenses would be funded and at the end of the day, the Seller still receives the same net proceeds from the sale as in a traditional listing. At Rooster Ag' we have recognized this and have rolled with the changes by creating new opportunities in finding Buyers off-market farms and offering Sellers an easy alternative of **0% Exclusive Listing** Agreements to get their farms sold and let the Buyer pay our compensation. Additionally, there are multiple other advantages for a Buyer to actually want to pay the commission. First off, the Buyer will not have to pay commission on the commission; further, if the Buyer pays the Realtor® or other closing costs, they can write them off as expenses on their income taxes rather than having them included in the basis of their newly acquired farm. *And if that isn't enough, to sweeten the pot*, under the Buyer Broker program, Rooster Ag' also includes our Farm Depreciable Asset Valuation Reports (FDAV) so they can take advantage of all the available tax write offs from the depreciable assets on the property. Such as residual soil fertility, drainage tile, buildings, fences, etc. Which until we started showing the Buyers how to capitalize on these tax advantages, most did not even know they existed. Rooster Ag' will also provide the Buyer one year of complementary Farm Management services which includes establishing a qualified tenant, writing a lease agreement, negotiating cash rents, providing fertilizer recommendations per field/per crop, collecting rents, yields, insurance and FSA documents. We also scout each field multiple times per year with our boots on the ground farm management approach and provide the Buyer with written status reports on their farm. So the answer to, "Why would a Buyer pay the Realtor®?" It's simple, what Rooster Ag' offers, adds up to way more benefits to both the Buyer and Seller than they would receive in a traditional listing/land purchase/sale and gets farms sold! If you would like to further discuss selling your farm under a traditional listing agreement or utilizing our **0% Exclusive Listing** program, or work with us to benefit from our Buyer Broker program, give us a call and we would be happy to meet you at your office, conference room, shop, or kitchen table to discuss all the alternative benefits of **0% Exclusive Listings**.

## FARMER BRIDGE ASSISTANCE

In early December of 2025, the US Department of Agriculture announced they will be providing \$11 billion under the **Farmer Bridge Assistance (FBA) Program** to Row Crop Farmers for the 2025 crop year to help address higher input costs, inflation, and market loss from foreign competitors engaging in unfair trade practices that impeded US exports, causing losses to the US farmers. Farmers who qualify can expect payments beginning February 28, 2026. Have questions, give us a call!

# 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 northern area. The "Normals" appearing on the back page are provided for the general counties we serve and reflect the average high and low temperatures, plus average amount of sunshine and precipitation experienced in weeks to month 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 short-term, 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**  
**January 3rd**  
**Wolf Moon**



## January Weather Outlook Summary



Temperatures are favored to average colder than normal. Precipitation is expected to total near normal. Clouds and snow are favored on Thursday, January 1. Expect sun and cold on Friday and Saturday, January 2-3. Clouds and passing light snows are favored from January 4-6. Sun on Wednesday, January 7. Clouds and snow on January 8-9. Partly cloudy on January 10. A rain to snow event is expected on January 11-12 with lingering snow on January 13. Clouds and snow on January 14. Sun and cold on January 15-16. Expect a snow event on January 17-18. Mostly sunny from January 19-21. Expect an extended period of clouds and passing snows from January 22-27. A mix of sun and clouds with occasional light snow from January 28-31.



**Evening Planets: Jupiter, Saturn, Uranus & Neptune**  
**Morning Planets: Jupiter**

### WOLF MOON

January's full moon is known as the Wolf Moon. The name comes from Native American and European traditions, likely because this is when wolves are more likely to be heard howling during the winter, possibly due to the scarcity of food. Other names include "old moon" and "ice moon".

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



Viewing planets will be limited to mainly Jupiter and Saturn this month, while Mercury, Venus and Mars will be lost in the sun's glare. Both Jupiter and Saturn will offer excellent viewing opportunities after sunset and overnight. Mercury is lost in the sun's glare and won't be viewable.

Venus will be lost in the sun's glare throughout the month.

Mars will not be viewable due to its daytime hours.

Jupiter will be viewable rising in the northeast after sunset to open the month, and will be visible throughout the night. The moon and Jupiter rise together on Saturday, January 3. Jupiter and the moon will rise together again on Friday, January 30.

Saturn will be south at sunset and will be visible throughout the overnight hours. Look for the moon and Saturn rising together on Thursday, January 22.

### Future Weather Outlook

**February outlook favors colder than normal temperatures with below normal precipitation.**

**Precipitation** is expected to total below normal. Favored dates for heavier precipitation center on February 1, 2, 10, 14, 16, 17, 21, 22, and 24.

**March** expect warmer than normal temperatures with above normal precipitation.

**April** expect cooler than normal temperatures with above normal precipitation.

~ **Welcome to January 2026** ~

**HAPPY NEW YEAR!**

**January 9th—National Law Enforcement Appreciation Day**

**January 19th—Martin Luther King Day**

**January 20th—National Penguin Day**

**Birth month of Muhammad Ali**

**First ever Super Bowl—January 15, 1967**

**National Soup Month**

**January 24th—Compliment Day**

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\* **Rooster Ag' 2026** \*  
\* **Flip Calendars now available.** \*  
\* **Contact us!** \*  
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## ~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**

**DeKalb County—Mayfield Twp—53.54± acre Solar Farm is an exceptional income-generating investment!** Solar lease started in 2025 can provide a stable, long-term income stream with minimal involvement. This property is located at the NEC of Glidden Road and S. Mayfield Road. **\$33,000/acre. Kicks off a 4.35% Cash-on-Cash ROI.**

**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**

**UNDER CONTRACT! 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**

**SOLD! Winnebago County—Seward Township—240± acres/228± tillable acres. High quality, income producing farmland with a Soil PI 140.5.** Convenient location just south of U.S. Route 20. A great farmland property that would make a solid addition to an investment portfolio. **\$11,950/acre**

## ~Off-Market Farms For Sale~

**Will County— 1,200+ acres**

**DeKalb County, Genoa Township— 190 acres/186 tillable, Soil PI 140+**

**DeKalb County, Mayfield Township— 132 acres/124 tillable, Soil PI 137.8**

**7,000± Acres of Off-Market Opportunities Available!**

***Give us a call for additional information and pricing details!***



**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. **\$39,000 per acre**

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



**Rooster Ag'**  
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**HAPPY  
NEW YEAR**



**~Normal Averages for the Month~**

Dec 28 to Jan 3	January 4 to 10	January 11 to 17	January 18 to 24	January 25 to 31
Avg. High 30	Avg. High 29	Avg. High 29	Avg. High 29	Avg. High 30
Avg. Low 12	Avg. Low 11	Avg. Low 10	Avg. Low 10	Avg. Low 11
Sunshine 43%	Sunshine 52%	Sunshine 51%	Sunshine 48%	Sunshine 47%
Daylight Hours				
Precipitation 0.42	Precipitation 0.39	Precipitation 0.35	Precipitation 0.35	Precipitation 0.35

Denotes Sales by Rooster Ag' Realty, Inc.  
B/B Denotes Buyer's Broker Program

**RECENT COMPARABLE FARMLAND SALES/CLOSED**

Date	County	Township	Acres	Price/Acre	Soil PI	Date	County	Township	Acres	Price/Acre	Soil PI
10/25	Bureau	Milo	43	\$16,227	135.0	10/25	Lee	Viola	160	\$14,700	134.0
10/25	Bureau	Mineral	189	\$13,498	132.0	10/25	Lee	May	40	\$14,000	140.0
10/25	DeKalb	Cortland	140	\$16,000	133.0	11/25	Lee	Wyoming	317	\$13,899	136.0
09/25	Kendall	Kendall	28	\$19,286	123.0	11/25	Ogle	Eagle Point	79	\$12,499	113.0
12/25	Kendall	Seward (B/B)	238	\$16,500	128.0	10/25	Stephenson	Florence	51	\$10,080	114.0

*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' online at:  
[www.roosterag.com](http://www.roosterag.com)**



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