



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

February 2026

FOOL'S GOLD



Ever since I was a kid, I've heard the expression, **Fool's Gold**. I would buy my grade school girlfriend crushes, bracelets and necklaces that appeared valuable, but actually only cost a couple of bucks, all I could muster back in those days. But nonetheless, I felt it was a *flashy* sign of my admiration for them, *but the reality was they were worthless*, and it was truly the thought that counted. Today when I see precious metals hitting record highs of Gold up 65% and Silver up 140%, just in 2025, this reminds me of **Fool's Gold** and *the promise of an investment opportunity that seems too good to be true or deceptive*. What am I missing? We know other countries are hoarding, gold and silver, which is what's driving these markets. Silver is easy to understand due to its dual role as both monetary and its industrial metal demand for AI, electric vehicles, solar panels and electronics just to name a few. That along with supply deficiencies from mines struggling to meet the surging industrial consumption explains the silver rally. Where gold has hit over 50 all-time highs in 2025 alone, driven by the Fed's pivot to lower interest rates, higher geopolitical risks and investment diversities from the stock market. This along with record Central and Global banks, mostly from other countries continuing their multi-year gold buying spree to diversify their national reserves away from dollar denominated assets like American cash. Which is referred to as Fiat currency, *which is not backed by a physical commodity, like Gold or Silver, but derives its value from Trust in Government and the Central bank!* This tells me there are major concerns of the devaluation of our dollar and the global monetary system. My old friend, Greg Lappe, told me back in 2007 that, "Somebody's gonna get hurt!" He was right, and I have that same concern today. As a hedge I still recommend to invest in dirt, **Black Gold**. They are not making any more of it, I can drive by your farm, call you up, tell you I drove by your farm yesterday and it's still there, right where you left it in the good ol' USA! No concerns of something that is controlled by other countries, the government, seems valuable, holds promise, is flashy and it seems too good to be true or deceptive ... Exactly like **Fool's Gold!**



OWNERSHIP INTEREST AND LACK OF MARKETABILITY

When someone passes away, everything they owned must be valued for estate tax purposes. But if they owned only part of a property, that piece is usually worth less than its percentage of the whole. This is normal, expected, and recognized by the IRS. Partial ownership isn't the same as full ownership. For example, owning 30% of something does not give you 30% control. A partial owner often cannot decide when to sell, control how the property or business is run or force other owners to make changes. Because of this limited control, a typical buyer would pay less for a partial interest. This reduction is called a **Discount for Ownership Interest**. Partial Interests are harder to sell because most buyers want to purchase a whole property—not a fraction. Selling a partial interest can take longer, involve legal steps, and attract fewer buyers, if any at all. This makes the interest less valuable today. This reduction is called a **Discount for Lack of Marketability**. These discounts are standard and IRS-Recognized. The IRS understands that partial owners have limited control and partial interests are harder to sell. As qualified appraisers, we apply these discounts to reflect the real-world market value of their interest in the farm or even a business entity. If your estate includes shared real estate, family business interests, and/ or LLC or partnership units ...the value used for estate tax purposes will likely be lower than the asset's full value, in some cases up to 30%. Where including family members in an ownership interest is a great tax strategy. This often results in lower estate taxes and a more accurate reflection of what the interest is truly worth at the time of the family members passing. It takes qualified appraisers like Rooster Ag's Gold Standard Appraisal team to make that happen. Have questions? Feel free to give Nicole a call, she will meet you at your office, conference room, shop or kitchen table and help you take advantage of **Ownership Interest and Lack of Marketability**.

ATTENTION FARMERS!

Looking to gain more acres? We have multiple investors seeking farmland through Rooster Ag's Buyer's Broker Program where the Buyer covers our compensation. Be the first to make Rooster Ag aware of farms that may be available in your area and if one of our investors purchases the farm(s) and is comfortable with your bio of operations, we will encourage the new landowner to rent you the farm(s) on what we refer to as our Life-time Lease. Contact us today if you are interested in learning more and aligning with Rooster Ag and their investors.



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 general counties we serve and reflect the average high and low temperatures, plus average amount of sunshine and precipitation experienced in each month to work in the area over the past 120 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
February 1st
Snow Moon

February Weather Outlook Summary



Temperatures are favored to average colder than normal. Precipitation is expected to total above normal. Clouds and a snow event are favored on February 1-2 with colder temperatures. Sunny but cold from February 3-7. Mix of clouds and sun February 8-9 and warmer. Clouds and snow on February 10-11. A mostly sunny and cold period from February 12-15. A rain to snow event around February 16-17. Sunny and warming from February 18-20. A rain to snow event from February 21-24. Sunny and cooler on February 25-26. Clouds and precipitation on February 27. Sun on February 28.

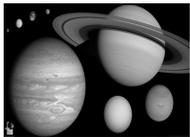


Morning Planets: None
Evening Planets: Mercury, Jupiter, Saturn, Uranus & Neptune

Snow Moon

February is the month of heavy snowfall in North America, hence the name, Snow Moon. Some native tribes also called it the Hunger Moon, as the harsh winter conditions made hunting difficult, leading to scarce food.

February Astronomy ~ It's in the Stars



It was a disappointing January for viewing planets Mercury, Venus, and Mars and it looks like February will offer no better opportunities for these planets. The bright spot is that both Jupiter and Saturn will offer 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 in the east after sunset throughout the month, and will be visible throughout much of the overnight night hours. The moon and Jupiter rise together on Thursday, February 26.

Saturn will be southwest at sunset and will be visible for a couple hours after sunset. Look for the moon and Saturn setting together on Thursday, February 19.

Look for the constellation Orion south after sunset.

Future Weather Outlook

March expect warmer than normal temperatures with above normal precipitation

Precipitation is expected to total below normal. Favored dates for heavier precipitation center on March 4, 5, 6, 7, 9, 13, 14, 17, 20, 21, 22, 23, 25, 26, 29 and 31.

April expect cooler than normal temperatures with above normal precipitation.

May outlook favors colder than normal temperatures and above normal precipitation.

~ February ~

Dates to Remember:

Groundhog Day. Monday, February 2.

The "Big" Football Game. Sunday, February 8.

Valentine's Day. Saturday, February 14.

President's Day. Monday, February 16.

Mardi Gras. Tuesday, February 17.

Ash Wednesday. February 18.

Daylight Savings Time Begins. Sunday, March 8.

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



~Farmland for Sale~

NEW! Hancock County—La Harpe Twp—240± acres/165± tillable acres. Excellent mix of farmland, recreational/hunting property, and creek. Farmland has a Soil PI of 105. This property is conveniently located off E Co Rd 2500 near IL State Route 9. Property is just south of the town of La Harpe, IL. **\$7,500/acre.**

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—184.58± 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. A Fixer-upper house with multiple barns. Excellent location at Beith Rd & Route 47. Excellent income potential. **Call for details.**

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! 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~

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

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

Will County— 1,200+ acres

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**



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~Normal Averages for the Month~

February 1 to 7	February 8 to 14	February 15 to 21	February 22 to 28
Avg. High 32	Avg. High 34	Avg. High 36	Avg. High 38
Avg. Low 12	Avg. Low 14	Avg. Low 17	Avg. Low 19
Sunshine 49%	Sunshine 50%	Sunshine 53%	Sunshine 51%
Daylight Hours	Daylight Hours	Daylight Hours	Daylight Hours
Precipitation 0.42	Precipitation 0.35	Precipitation 0.40	Precipitation 0.42



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
12/25	Boone	Leroy	54	\$14,000	138.0	12/25	DeKalb	Squaw Grove	76	\$13,000	141.0
12/25	Boone	Spring	80	\$12,500	132.0	11/25	LaSalle	Grand Rapids	40	\$12,400	136.0
11/25	Bureau	Macon	77	\$14,000	140.0	12/25	Lee	Nachusa	140	\$13,571	130.0
12/25	Bureau	Wyanet	160	\$11,400	134.0	12/25	Lee	Amboy	41	\$14,000	130.0
11/25	DeKalb	Kingston	31	\$11,475	133.0	12/25	Winnebago	Seward	240	\$10,850	140.0

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
- Cory Schleifer**, Real Estate Administrator (779) 902-2572
- Chris Otte**, Marketing (847) 710-1837
- Stason Ludwig**, CEO (815) 762-2136
- Joe Ludwig**, COB, Designated Managing 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

