



Rooster Ag'

Farmland Real Estate · RA Commercial Properties
Farm Management · Farm Depreciable Asset Valuation
Gold Standard Farmland Appraisal Services

www.roosterag.com

Office/Fax · (815) 333-4354



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

Family Owned & Operated

April 2026

MYSTIQUE OF LAND



The other day, my youngest son Jackson sent me a picture of a set of 10-point buck deer antlers he found on his recently purchased, now home farm. Him being an avid outdoorsman and whom has found multiple antlers in his life, I knew the importance of this find and shared in his excitement. If you have never had the pleasure to own a farm before, it would be hard to understand the feeling that comes over you on such a find on a farm that you actually own versus one you were renting or hunting on. As the only way I have ever been able to describe the feeling that comes from ownership of a farm, is "that once bitten by the **Mystique of Owning Land**, it becomes unlike any other investment in the world." You can farm it, grow trees, vegetables, pumpkins, garlic and other herbs and spices on it, walk it, hunt it, fish it, drive four wheelers on it, feed it, conserve it, enhance it, have picnics on it, find an arrowhead on it, and even find a set of 10-point buck antlers on it. These days I like to compare land to gold or silver as a place to park wealth. But with land it has an annual return on investment, historic appreciation and most of all the ownership feeling that Jackson now fully understands, which is included in the **Mystique of the Land**.

HIGHEST AND BEST USE

I had a call the other day from one of my long-term clients/friends whom was looking to gain a Market Analysis on a 700+ acre property he owned and wanted to know what the property's value was, not as a farm which is what it is currently being used for, but for its **Highest and Best Use**. The concept of **Highest and Best Use** for a piece of property is of extreme importance in the Real Estate business but sometimes it is assumed that land is being used for its **Best Use** when it actually may not be. Now this farm has a state highway along it and come to find out through Nicole our Gold Standard Farmland Appraisal Manager's due diligence that the road frontage, a quarter mile deep is planned B-3. An extremely intensive zoning allowing multiple uses versus the A-1 Ag zoning on the balance of the farm. To achieve the **Highest and Best Use**, land needs to be improved by the use of capitol/cash and labor to make the land more valuable ... such as roads, sewer, water, annexation and zoning, which this farm possessed. Once Nicole finished her evaluation she found out the planned B-3 zoning portion of the farm was worth 2 times more than the A-1 Ag zoning portion was, entirely due to the planned B-3 of the property. Keep in mind land only has one **Highest and Best Use** at any particular time. Have questions? Give us a call and we'll meet you at your office, conference room, shop or kitchen table to discuss and evaluate whatever farm you're buying or selling to determine its **Highest and Best Possible Use!**

FINANCIAL PRESSURE

It may be a surprise to the general public, but farming has not been too profitable over the last few years and doesn't look good for 2026 either. As a result, farmers who have leveraged themselves to buy land, equipment and keep up with escalated crop input costs, in the midst of lower grain prices, has created **Financial Pressure** on several of these farm families from their lenders to catch up on the top end of their balance sheet. As such, we are getting more calls from farmers/landowners looking to sell some land to relieve this **Financial Pressure**. The game plan here is to sell the farm with a lease back where Rooster Ag' will write the lease as part of the contract to purchase the farm utilizing our Farm Management's Cash Rent Formula, or do a 2 to 3 year lease back where the formulated cash rent combined for those years is deducted from the purchase price upfront to further relieve the effects of this **Financial Pressure**. Whether you are interested in buying or selling in this manner, give us a call to *discuss this creative way* to relieve this **Financial Pressure**.

2 OUT OF 5

If you are selling the home you have been living in, there is a tax benefit that needs to be considered called the **2 out of 5 Rule** that applies to residential property. The rule states that on a residential property if the owner of record lives at the property as the primary residence for **2 out of 5 years** and they decide to sell this property, they are exempt from paying any capital gains taxes on the gain up to \$250,000 or \$500,000 for a married couple. So, if you are selling a farm with buildings on it that you have lived in for **2 out of 5 last years** make sure you put as much value to the buildings as you can and you would not have to 1031 trade that portion of the money and would not suffer any capital gain tax consequences on those monies you retain as long as you are within these guidelines. What a deal if you look to sell your home or a farm which includes your primary residence. Just make sure you have lived in your home for **2 out of 5 years** leading up to the sale date to be tax exempt on the first \$250,000 or \$500,000. As always good accounting and legal representation is a must in these matters. Have questions? Give us a call to talk about how to take advantage of **2 out of 5!**

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 historical counties we serve and reflect the average high and low temperatures, plus average amount of sunshine and precipitation experienced 1 week 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
April 1st
Pink Moon



April Weather Outlook Summary



Temperatures are favored to average colder than normal. Precipitation is expected to total above normal. Prospects favor an active weather pattern for the first week of the month with clouds and rain from April 1-7. Cooler temperatures with sunshine from April 8-10. Clouds and showers return on April 11-12. Mostly sunny from April 13-15. Expect a period of more clouds and showers than sun from April 16-21. More sun than clouds with a passing shower possible from April 22-25. Clouds and showers end the month from April 26-30.

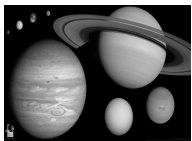


Morning Planets: Mercury, Mars, Saturn (dawn), Neptune (dawn)
Evening Planets: Venus (dusk), Jupiter, Uranus

Pink Moon

The name of this full moon comes from the pink phlox wildflowers that bloom in early spring.

April Astronomy ~ It's in the Stars



We gain an hour and 16 minutes of daylight this month with nearly 14 hours of daylight by the end of the month.

Mercury rises about an hour before sunrise so if you're up early, you should be able to view it for the first week of the month before it's lost in the sun's glare.

The moon is Full on Wednesday, April 1.

Venus will be best viewed as it sets, just before sunset. Venus sets before the moon on Saturday, April 18.

The last Quarter moon is on Thursday, April 9.

Mars rises close to sunrise to be viewable this month.

The moon is New on Friday, April 17.

Jupiter will be viewable in the east after sunset throughout the month and will be visible until the very early morning overnight hours. The moon and Jupiter rise together on Wednesday, April 22.

The first Quarter moon is on Thursday, April 23.

Saturn is lost in the sun's glare this month.

Future Weather Outlook

May is expected to experience cooler than normal temperatures.

Precipitation is expected to total below normal. Favored dates for heavier precipitation center on May 2, 3, 5, 15, 17, 18, 20, 21, 25, 26 and 31.

June expect cooler than normal temperatures with below normal precipitation.

July outlook favors near normal temperatures with wetter than normal precipitation.

~ April ~

Dates to Remember:

April Fools' Day. Wednesday, April 1

Good Friday. Friday, April 3

Easter. Sunday, April 5

Earth Day. Wednesday, April 22

Arbor Day. Tuesday, April 28

April Interesting Facts

- The first president of the United States, George Washington, was inaugurated on April 30, 1789.
- The phrase "April Showers bring May Flowers" comes from a poem from the 1500s by Thomas Tusser.
- The Titanic hit an iceberg and sank on April 15, 1912.



~Farmland for Sale~

NEW! DeKalb County—Shabbona Twp—40± acres/30.21± tillable acres. Property includes 2,700+/- sq. ft. house & 6,480 sq. ft. steel pole building. The Houghtby Rd. Farm consists of 30.21± tillable acres with a Soil PI of 133.7. Exceptional Opportunity and Location! Near Shabbona, IL and Shabbona Lake. **\$850,000.**

NEW! Kane County—Big Rock Twp—328± acres. Exceptional Development Opportunity! The assemblage is located along the BNSF Rail Line, near U.S. Route 30. Major accessible transportation routes include BNSF Rail Line, Rt. 30, Rt. 34, Rt. 47, Rt. 56, and I-88. BNSF Rail Line Access Capability. *BNSF rail-served industrial park opportunity in Chicago MSA expansion corridor.* **\$78,000/acre.**

NEW PRICE! Hancock County—La Harpe Twp—216± acres/135.84± tillable acres. Excellent mix of farmland, recreational/hunting property, and creek. Farmland has a Soil PI of 106.3. 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. **\$7,300/acre.**

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! 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.**

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

DeKalb County, Genoa Township— 110± acres *UNDER CONTRACT!*

Bureau County, Walnut Township— 312± acres/281± tillable, Soil PI 115 *SOLD!*

Boone County, Spring Township— 74± acres/69± tillable, Soil PI 113 *SOLD!*

Will County— 1,200+ acres

A Variety Of Off-Market Opportunities Available!

Give us a call for additional information and pricing details!



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**

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**



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~Normal Averages for the Month~

Mar. 29 to April 4	April 5 to 11	April 12 to 18	March 19 to 25	April 26 to May 2
Avg. High 53	Avg. High 56	Avg. High 59	Avg. High 62	Avg. High 65
Avg. Low 32	Avg. Low 34	Avg. Low 36	Avg. Low 38	Avg. Low 41
Sunshine 56% Daylight Hours Precipitation 0.79	Sunshine 53% Daylight Hours Precipitation 0.88	Sunshine 55% Daylight Hours Precipitation 0.92	Sunshine 58% Daylight Hours Precipitation 0.97	Sunshine 59% Daylight Hours Precipitation 0.91

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

RECENT COMPARABLE FARMLAND SALES/CLOSED

Date	County	Township	Acres	Price/Acre	Soil PI	Date	County	Township	Acres	Price/Acre	Soil PI
01/26	Boone	Manchester	126	\$11,500	123.0	12/25	Kane	Hampshire	160	\$14,880	143.0
12/25	Boone	Caledonia	70	\$10,927	126.0	01/26	LaSalle	Hope	118	\$14,300	143.0
03/26	Bureau	Walnut	312	\$10,982	115.0	01/26	Lee	May	80	\$14,000	138.0
02/26	DeKalb	Milan	40	\$16,030	140.0	12/25	McHenry	Hartland	40	\$12,275	111.0
01/26	DeKalb	Cortland	39	\$15,000	138.0	01/26	Ogle	Mount Morris	53	\$14,000	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 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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