



# Rooster Ag

Farmland Real Estate · RA Commercial Properties  
Farm Management · Section 180 Valuation  
Gold Standard Farmland Appraisal Services  
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*Don't let your money collect dust, invest in dirt!*

*Family Owned & Operated*

**June 2026**

## PEACE



The other day I was sitting at a stop sign and I gave a guy the **Peace** sign, he nodded and gave me a thumbs up followed by a returned **Peace** sign. As a child of the 60's & 70's, the **Peace** sign was a symbol of my childhood. Picked up by the hippie cultures anti-war movement, it quickly emerged to symbolize the spirit of love, unity and **Peace** amongst our society. Flower children and songs of **Peace** and mellow times filled our hearts with the hope of **Peace** that would end the troubled times, along with the common goal: bring our Brothers and Sisters back from war and the hope to restore our harmonious lives. We placed the **Peace** symbol  on our jewelry, clothes and even as a symbol on our barn fort. We feared for ours and our families' lives, multiple times a day the radio & TV would sound the emergency broadcast system alarm. We took shelter as directed, and as kids we truly lived in fear of the unknown, but with the hope of **Peace**, brotherhood and unity pulled us through. Today as we are surrounded by the uncertainty in our political environment, quiet desperation in business dealings and personal lives, I again use the **Peace** sign as a revitalized comfort to greet friends and strangers in my own effort to calm the unrest and to hopefully in some manner restore the **Peace**. 



## CORN RALLY

We have been experiencing a **Rally in Corn** prices across the board on the Chicago Board of Trade rallying to heights that have not been seen since 2024. Where as of May 20th the DEC 2026 futures opened at \$4.92 per bushel and DEC 2027 futures finally hitting \$5.00 per bushel. I am often asked what is driving this **Corn Rally**, does it have anything to do with the war in Iran? The answer is complex. The war in Iran and the closure of the Straight of Hormuz has created a surge in the price of crude oil which in turn has increased the demand for ethanol, a primary byproduct of corn, therefor attributing to the **Corn Rally**. That paired with a very wet April creating delayed planting and weather risks through many portions of the corn belt, specifically Iowa, Wisconsin, and Northern Illinois, has concerns rising over expected yield reductions. Additionally, strong export demands, speculative buying, reduced corn acreage expectations, and higher production costs have all paired together to create the perfect storm that if capitalized on may help farmers make a much-needed profit this year due to this **Corn Rally**.

## TENANCY IN COMMON

The other day I had a call from a potential listing client who inherited a farm in partnership with her sister, the form of ownership that they hold title in is called **Tenancy in Common**. This form of title gives each owner a separate and distinct interest in the property with the right to possess and enjoy all of the property, not just half of it. While one sister wanted to sell the farm and have the cash, the other sister said she was not interested in selling and did not want to buy out her sister or split the farm, this created a problem for them. As no one sister can claim a particular specific portion of the farm as their own, the sister that wants to sell could sell her percentage portion of the property to someone completely outside of the family, but at what price or discount would need to be applied to entice someone to buy that percentage share? Then if a sale was made, her sister could potentially own the farm with someone of whom she doesn't even know! Talk about a hornets' nest! After this conversation I realized how many people are probably in this same situation. Make certain you know how you hold title on your property that you may have inherited or purchased in any form of partnership and make sure you understand **Tenancy in Common**.

## LAND SALES

Looking back at **Land Sales** from 2024 compared to 2025 it was no surprise that the following counties' **Land Sales** were down for 2025: DeKalb -16%, Kendall -25%, Lee -36%, and McHenry -34%. The problem here is not a lack of motivated buyers, it is a lack of land inventory of what I would refer to as *True Farmland* to fulfill the 1031 traders' thirst. So, investors are moving their money to other counties to fulfill their trades like: LaSalle +16% and Ogle +12% increase in Land Sales. Now no surprise that due to urban sprawl, **Land Sales** were up in 2025 above 2024 in: Kane +16% and Will +13% further providing more trade money to the market to add to the lack of inventory. Thinking of buying or selling? Give us a call and we will be happy to meet you at your office, conference room, shop or kitchen table to discuss how to capitalize on today's **Land Sales**.



# 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 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, 30-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**  
**June 29th**  
**Strawberry Moon**



## June Weather Outlook

### Summary

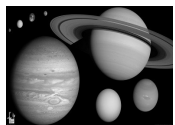


Temperatures are favored to average near normal. Precipitation is expected to total wetter than normal. A mix of sun and clouds with slight chances for a shower or thunderstorm is expected from June 1-3. Precipitation chances increase from June 4 to 7. A passing shower or two is favored from June 8-11. Enjoy a couple of sunny days on June 12-13. Shower chances increase but still expect plenty of sun from June 14-19. Sun (but still a chance of a shower or thunderstorm) is expected from June 20-22. Some sun on June 23. The period of June 24-30 will likely feature a mix of sun with a few passing showers or thunderstorms along with some cooler temperatures.



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

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



Summer begins on Sunday, June 21 at 3:24am when the sun's rays are directly over the Tropic of Cancer. We'll enjoy 15 hours and 12 minutes of daylight.

Mercury rises after sunrise and it will be lost in the sun's glare but you should be able to view it as it sets in the evening. Especially the first two weeks of June.

The last Quarter moon is on Monday, June 8.

Venus will be best viewed as it sets, just before sunset. Venus sets with the moon on Wednesday, June 17. Venus will be one of three planets setting after sunset. Mercury will set before Venus; Venus will set before Jupiter up until Monday, June 8 when both will set together. After June 8, Jupiter will set before Venus.

The moon is New on Sunday, June 14.

Mars rises during early morning hours and will be visible for a couple hours before sunrise in the east. Look for Mars and the moon rising together on Friday and Saturday, June 12-13.

The first Quarter moon is on Sunday, June 21.

Jupiter will be viewable in the west after sunset to start the month but will become increasingly more difficult to view after the first week. The moon and Jupiter set together on Tuesday, June 16.

The moon is Full on Monday, June 29.

Saturn rises in the very early morning hours and will be visible for several hours before sunrise. Look for Saturn rising after the moon on Wednesday, June 10.

### Strawberry Moon

It is called a Strawberry Moon since this is when Strawberries are turning ripe for picking.

### Future Weather Outlook

**July** is expected to experience cooler than normal temperatures.

**Precipitation is expected to total below normal.** Favored dates for heavier precipitation center on July 3, 4, 6, 7, 10, 14, 15, 22, 23, and 31.

**August** expect near normal temperatures with below normal precipitation.

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

### ~ June ~

#### Dates to Remember:

D-Day (1944). Saturday, June 6

Flag Day. Sunday, June 14

Juneteenth. Friday, June 19

Father's Day. Sunday, June 21

Summer Begins. Sunday, June 21 (Summer Solstice)

#### June Interesting Info ...

- Famous Birthdays: Notable people born in June include Anne Frank, Prince, and Helen Keller.
- Flag Day: Celebrated in the US on June 14 to commemorate the adoption of the flag in 1777.
- June is National Dairy Month. A chance to celebrate the dairy farmers and dairy industry all month long.



## ~Farmland for Sale~

**LIMITED-TIME OPPORTUNITY! Hancock Co.—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. **\$7,150/acre.**

**NEW LISTING! Kane County—Big Rock Twp—15± acres/14± tillable acres.** Farmland has a Soil PI of 131.1. The property is buildable which provides possibilities for a home and/or Ag building! Excellent location ... Conveniently located just north of U.S. Route 30. *Excellent place to park 1031 Trade Funds!* **\$395,000.**

**NEW LISTING! Rare Find... Kane County—Kaneville Twp—144.22± acres/134.52± tillable acres.** Property consists of quality, income producing farmland with a Soil PI of 133.9. This farm is enrolled in the Kane County Conservation Easement and Farmland Protection Programs. This farm is not divisible. **\$16,495/acre.**

**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.**

**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.**

**SOLD! 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.**

## ~Land Wanted For Cash-Ready Buyers~

**\$3.5 Million** in DeKalb County (Townships of Franklin, Genoa, Kingston) & Kane County (Township of Virgil). *Funds Available Now!*

**\$4.2 Million** in DeKalb County (Townships of DeKalb, Cortland, Pierce, Afton). *Funds Available Now!*

## ~Off-Market Farms For Sale~

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

**DeKalb County— 88± acres/81± tillable, Soil PI 137.5 (House with 3,200± sq. ft. metal building.)**

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

**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 more info & pricing details!**



**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 logistics / distribution center development opportunity in Chicago MSA expansion corridor. **\$78,000/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.**

**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.**



**Rooster Ag'**  
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"June is the pearl  
of summer, shin-  
ing with warmth  
and joy." –  
L.M. Montgomery

~Normal Averages for the Month~

May 31 to June 6	June 7 to June 13	June 14 to June 20	June 21 to June 27	June 28 to July 4
Avg. High 78	Avg. High 80	Avg. High 81	Avg. High 83	Avg. High 84
Avg. Low 52	Avg. Low 54	Avg. Low 56	Avg. Low 58	Avg. Low 59
Sunshine 63% Daylight Hours Precipitation 0.95	Sunshine 62% Daylight Hours Precipitation 0.98	Sunshine 69% Daylight Hours Precipitation 1.05	Sunshine 72% Daylight Hours Precipitation 1.05	Sunshine 73% Daylight Hours Precipitation 1.04

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
03/26	Boone	Flora	20	\$11,000	122.0	02/26	Kane	Kaneville	153	\$12,522	140.0
02/26	Bureau	Greenville	134	\$11,600	115.0	03/26	LaSalle	Hope	80	\$15,100	142.0
02/26	Bureau	Clarion	100	\$14,000	135.0	02/26	LaSalle	Freedom	40	\$16,500	142.0
03/26	DeKalb	Milan	157	\$15,625	141.0	04/26	Lee	Alto	36	\$11,900	129.0
01/26	DeKalb	Genoa	32	\$14,000	141.0	01/26	Ogle	White Rock	80	\$13,990	127.0

*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.*

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



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