



# Rooster Ag'

Farmland Real Estate · RA Commercial Properties  
Farm Management · Section 180 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*

**August 2026**

## SUPPLY / DEMAND



Since mid-2023, we have witnessed a sharp decline in available farmland to fulfill buyers' **Demands**, or as one may describe as a "Tight Supply" of available farmland. In 2023 there was an ample **Supply** of farms available where we were able to feed the buyer **Demand**. Back then these farms could easily provide a minimum of a 3% net ROI, easier to do as land prices were lower due to the large **Supply** of available farms and corn price was \$6.00 per bushel promoting higher rent rates to support the buyers' desired return goals. Today with the tight **Supply** and high **Demand** commanding a premium on any available farmland and corn at harvest time delivered to the elevator is projected in the low-\$4.00 per bushel range, basically the same price as a bottle of beer creating ROI's in farmland now more in the 1.5 to 2% net ROI range. This has slowed farmer and neighboring landowner buying interest who may require financing to a halt. But specialty Land Funds and 1031 trade money are still in the market as *Land is now its own asset class like gold, not as a vehicle to gain an ROI but more as a tool to park money and preserve wealth*, banking on land's historic appreciation in value. If you are thinking of selling some land to settle an estate or to capitalize on these high price points as a result of the tight **Supply** and high **Demand** of farmland, now is the time. If you are looking to invest into farmland and you are not able to find what you are looking for due to the tight **Supply** with a continual high **Demand** for farmland, give us a call and we will meet at your office, conference room, shop, or kitchen table to help you find farms that you won't find on the internet or newspapers despite the current obstacle of **Supply / Demand**.



## 2027 FARM LEASES

Hard to believe how the year slips away but we are already in the process of writing our **2027 Farm Leases** based off our *Cash Rent Formula* based on each field's crop insurance, corn yield, and the price on the Chicago Board of Trades Dec 2027 Corn. One thing that always comes up every year from landowners is how to change the terms of a lease, or even a tenant. Keep this in mind, that according to the Illinois Code of Civil Procedure 735 ILCS 5/9-206, in order to terminate tenancies from year to year of farmland, occupied on a crop share, verbal/written cash rent or other rental basis, the notice to quit shall be given in writing not less than 4 months prior to the end of the year of letting. Such notice may *not be waived in a verbal lease* which runs March 1st to February 28th. So, what does all this mean? **Simple**. If you want to terminate your verbal or written lease because you are thinking of selling, you desire a new tenant or you simply want to change the terms of your lease, you need to do it in writing 4 months prior to the end of the lease year (So if your lease ends on December 31st the last day to give notice is the last day of August. If your lease ends on February 28th the last day to give notice is the last day of October.) Don't wait until the last minute! We suggest notification by certified mail, or through legal assistance as this continues to be a sticky situation, especially in these challenging agronomic and economic times. Remember if you do not give notice before these dates, you will have no legal right to make your desired changes for another crop year. If you need a hand, give us a call and we will meet you at your office, conference room, shop, or kitchen table to discuss your **2027 Farm Lease**.



## CALENDARS

It's that time of year where we are all looking to what's coming in the year ahead. To help keep you organized and on track we have our week at a glance **2027 Calendar** ready. This calendar is awesome as a **Calendar** alone, plus it's full of information containing over 50 pages of useful facts & info. Whether you hang it on the wall or sit it on your desk, you will find it useful. Need one? Give us a call or stop in and we will get your hands on our **2027 Calendar** while supplies last.

# 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**  
**August 27th**  
**Sturgeon Moon**



## August Weather Outlook Summary



Temperatures are favored to average warmer than normal. Precipitation is expected to total below normal. Showers and thunderstorms possible from August 1-3. Sunny on August 4-5. Passing storms possible on August 6-7. Generally sunny and dry period from August 8-13. Slight chances for showers and thunderstorms from August 14-17. Precipitation prospects increase on August 19-20. Sun on August 21-22. Scattered storms on August 23-24. Sun on August 25-26. Passing showers and thunderstorms on August 27-28 with lesser chances on August 29-30. Sun on August 31.

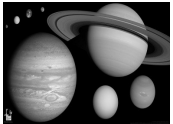


**Morning Planets:** Mercury (dawn), Mars, Saturn, Uranus, Neptune  
**Evening Planets:** Venus (dusk)

## Sturgeon Moon

Sturgeon in The Great Lakes and Lake Champlain were said to be most readily caught during this full Moon.

## August Astronomy ~ It's in the Stars



Mercury will be low in the northeast sky in the predawn hours and will be visible for the first 2 weeks of the month. Look for the moon and Mercury rising together on Tuesday, August 11. Mercury and Jupiter rise together on Saturday, August 15.

The last Quarter moon is on Wednesday, August 5.

Venus will be best viewed just before sunset. Venus sets with the moon on Sunday, August 16.

The moon is New on Wednesday, August 12.

Mars rises during early morning hours and will be visible for a few hours before sunrise. Look for Mars and the moon rising together on Sunday, August 9.

The first Quarter moon is on Wednesday, August 29.

Jupiter rises during the morning twilight and will be lost in the sun's glare. Better viewing will occur on Tuesday, August 25 and into September.

The moon is Full on Thursday, August 27.

Saturn rises in the late night hours and will be visible through the night. Look for the moon rising before Saturn on Monday, August 3 and again on Monday, August 31.

## Future Weather Outlook

**September** is expected to experience above normal temperatures.

**Precipitation is expected to total below normal.** Favored dates for heavier precipitation center on September 2, 3, 9, 10, 17, 21, 23, and 24.

**October** outlook favors above normal temperatures and below normal precipitation.

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

## ~ August ~ Dates to Remember:

Illinois State Fair. August 13-23

Sycamore Steam Show. August 13-16

## August Interesting Info ...

- August Proverb: "For every fog in August, there will be a snowfall the following winter."
- August is National Wellness Month, National Dog Month, and National Sandwich Month.
- Mid-August 2026 is the peak time to view the Perseid meteor shower in the Northern Hemisphere.



## ~Farmland for Sale~

**Kendall County—Na-Au-Say Twp—98.03± acres/84.35± tillable acres.** Farmland has a Soil PI of 129.20. Land is Pattern Tiled. Property has three (3) Grain Bins that are rented out. *Rare opportunity in a high demand area.* It is annexed into the City of Joliet, IL with Zoning Code of R-1B Single-Family Residential District. **\$18,950/acre.**

**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.**

**Will County—Manhattan Twp—157.71± acres/154.20± tillable acres.** Farmland has a Soil PI of 125.1. Good income generating property. It is located on the southwest end of Manhattan, IL in Will County and is just west of Rt. 52. **\$18,950/acre.**

**DeKalb County—DeKalb Twp—440.50± acres.** Transitional Land in the Opportunity Zone. Slated for development ... Golden Opportunity! **\$25,950/acre.**

**DeKalb County—Pierce Twp/Afton Twp—167.01± acres/158.06± tillable acres.** Farmland has a Soil PI of 132.2. Income generating property. Great Location! Between DeKalb and Waterman, IL. **\$18,950/acre.**

**Kane County—Elburn—174.58± acres/168.90 ± tillable acres.** Farmland has a Soil PI of 128.2. Exceptional location off IL Route 47, just south of IL Route 64. **\$18,950/acre.**

**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. **\$16,495/acre.**

## ~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!**



## ~Commercial / Development Properties~

**McHenry County—Nunda Twp—276.28± acres. Development Potential!** Property is conveniently located on the southern end of McHenry, IL and is just west of IL Rt. 31 & the Fox River. It is near current residential communities, McHenry High School, a hospital, businesses, the Chain O'Lakes, and more. **\$79,950/acre.**

**Kane County—Big Rock Twp—296± acres. Exceptional Potential 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. Potential development opportunity in the 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/acre.**

**LAND WANTED:** Inventory is currently low and we have qualified buyers with trade money seeking to purchase farmland in various Illinois counties over the next several months. Contact us to further discuss.



**Rooster Ag'**  
1100 S. County Line Rd.  
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**RETURN SERVICE REQUESTED**

*Enjoy and cherish  
August – the "Sunday  
of summer".*

**~Normal Averages for the Month~**

| Aug 2 to Aug 8     | Aug 9 to Aug 15    | Aug 16 to Aug 22   | Aug 23 to Aug 29   | Aug 30 to Sep 5    |
|--------------------|--------------------|--------------------|--------------------|--------------------|
| Avg. High 84       | Avg. High 83       | Avg. High 82       | Avg. High 81       | Avg. High 79       |
| Avg. Low 60        | Avg. Low 59        | Avg. Low 58        | Avg. Low 56        | Avg. Low 54        |
| Sunshine 70%       | Sunshine 69%       | Sunshine 68%       | Sunshine 68%       | Sunshine 62%       |
| Daylight Hours     | Daylight Hours     | Daylight Hours     | Daylight Hours     | Daylight Hours     |
| Precipitation 0.99 | Precipitation 1.01 | Precipitation 0.98 | Precipitation 0.98 | Precipitation 0.93 |

Denotes Sales by Rooster Ag' Realty, Inc.

B/B Denotes Buyer's Broker Program

H/B Denotes Property Includes House & Building (s)

**RECENT COMPARABLE FARMLAND SALES/CLOSED**

| Date  | County | Township | Acres | Price/Acre | Soil PI | Date  | County  | Township | Acres | Price/Acre | Soil PI |
|-------|--------|----------|-------|------------|---------|-------|---------|----------|-------|------------|---------|
| 04/26 | Boone  | Flora    | 82    | \$14,250   | 138.0   | 05/26 | Kane    | Virgil   | 40    | \$13,000   | 134.0   |
| 05/26 | Bureau | Bureau   | 20    | \$15,686   | 127.0   | 05/26 | LaSalle | Miller   | 241   | \$13,000   | 125.0   |
| 04/26 | Bureau | Berlin   | 44    | \$9,659    | 118.0   | 04/26 | LaSalle | Mendota  | 66    | \$13,255   | 137.0   |
| 07/26 | DeKalb | Shabbona | 40    | \$18,500   | 133.0   | 05/26 | Lee     | Ashton   | 148   | \$14,750   | 127.0   |
| 05/26 | DeKalb | DeKalb   | 45    | \$15,444   | 138.0   | 04/26 | McHenry | Seneca   | 20    | \$16,750   | 123.0   |

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



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