RoosterAg'

Farmland Real Estate · RA Commercial Properties
Farm Management · Section 180 Valuation
Gold Standard Farmland Appraisal Services
www.roosterag.com
Office/Fax · (815) 333-4354

THE GOLD STANDARD

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

Family Owned & Operated **November 2026**

"BOOTS"



At Rooster Ag' we are proud of our hassle-free, agronomic-minded, and **"Boots on the Ground"** approach to Farm Management. Please join us in welcoming our newest **"Boots"** to the Rooster Ag' **Farm Management** team, **Matthew Drendel**, who we feel exemplifies our approach. Matthew was raised on a seventh-generation row crop and beef farm outside of Lindenwood, Illinois. On this multi-generational operation, the love and respect for agriculture was instilled upon him. Matthew attended Oklahoma State University where he received a Bachelor of Science degree in Agribusiness. To further his education, he stayed at Oklahoma State and received a Master of Science in Plant and Soil Sciences. Upon completion of his degrees, Matthew returned home to Northern Illinois to begin his career and help with the family operation. On the farm, Matthew and his twin brother Michael scaled the beef operation and introduced sheep to be grazed under solar panels. Today, Matthew remains active within the family's operation and utilizes his lifelong experiences in agriculture to provide high-quality, hassle-free, and **"Boots on the Ground" Farm Management** services for landowners and tenants alike. He looks forward to working with you all!



CAPITAL GAINS TAX

If you are selling a farm and do not plan to 1031 trade the proceeds into another property, you may be subject to **Capital Gains Tax** on your profit from the sale above your original purchase price or value of the property when you inherited it, also referred to as your "*Basis*". In the past you would owe that tax when you filed your next income tax return. Where now it's possible as part of **The Big Beautiful Bill**, that on a farm sale that you have been farming or rent to another farmer, and you sell to another individual whom is actively engaged in farming, you now may have the option to spread that **Capital Gains Tax** payment out over 4 years with 4 equal payments vs. paying them all in year one. Something to consider if selling a farm and not 1031 trading the proceeds. As always, talk to your Attorney and Accountant, and have them check out the rules outlined in **Section 70437** of **The One Big Beautiful Bill Act** addressed in the **IRC 1062**.



IT'S IN THERE!

Recently someone mentioned a past slogan from Prego spaghetti sauce, "**It's In There!**" Meaning that all the right ingredients are included to make a high-quality, great-tasting sauce. Well, when you have an *Exclusive Listing* with Rooster Ag', all the right Marketing efforts **Are In There!** Marketing activities including: Your property being shown on Rooster Ag's website, Being shown in online directories like Land.com, LandWatch, Land & Farm, LocationOne, etc., Promotion through the social media sites like Facebook and LinkedIn, Signage, Complete marketing brochure, Drone video of your property, Included in our Monthly Newsletter (Print, Website, E-mail), Included in e-broadcasts to internal and external client databases, "Hey Neighbor" postcards sent out, Ads placed in local newspapers and other printed materials, as needed, and Placement on Rooster Ag's roadside digital billboard. Give us a call and we will meet you at your office, conference room, shop, or kitchen table to discuss listing with Rooster Ag' and find out for yourself that when it comes to our marketing of your farm ... **It's In There!**

WeatherAlmanac

by Meteorologist Frank Watson



Full Moon (Supermoon)

November 24th

Beaver Moon





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.

November Weather Outlook

Summary



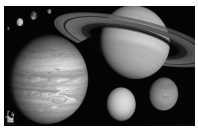
Temperatures are favored to average warmer than normal. Precipitation is expected to total below normal. Expect sun on November 1-2. Clouds and rain on November 3-5. A partly cloudy period from November 6-12 with the best chance for precipitation on November 9. Mostly cloudy with slight chances for precipitation from November 13-15. A fairly dry period from November 16-24 with only slight chances for precipitation. Precipitation prospects increase slightly from November 25-28. Sunny and cooler on November 29-30.



Morning Planets: Mercury, Venus (dawn), Mars, Jupiter, Uranus

Evening Planets: Saturn, Neptune

November Astronomy ~ It's in the Stars



Mercury comes into view about mid-month. Look for Mercury low in the eastern sky around 6 am.

The last Quarter moon is on Sunday, November 1.

Venus rises in the morning hours before sunrise and before Mercury throughout the month. Look for Venus and the moon rising together on Saturday, November 7.

The moon is New on Monday, November 09.

Mars rises during very early morning hours and will be visible before sunrise in the eastern sky. Look for the moon to rise ahead of Mars on Monday, November 2.

The first Quarter moon is on Tuesday, November 17.

Jupiter rises after Mars in the very early morning hours and will be visible in the eastern sky until sunrise. The moon rises before Jupiter on Tuesday, November 3.

The moon is Full on Tuesday, November 24.

Saturn rises in the afternoon hours and will be visible through the night. Look for the moon rising to the upper left of Saturn on Friday, November 20.

Beaver Moon

It's called the Beaver Moon because late autumn is when beavers actively finish building their winter dams and lodges. Alternative historical names include the Frost Moon and Freezing Moon. It's also a Supermoon, meaning it will appear slightly larger and brighter because it reaches its closest point to Earth.

Future Weather Outlook

December is expected to experience above normal temperatures.

Precipitation is expected to total above normal. Favored dates for heavier precipitation center on December 7, 8. 12, 13, 14, 21, 23, 27, and 30.

January expect warmer than normal temperatures with below normal precipitation.

February expect colder than normal temperatures with below normal precipitation.

~ November ~

Dates to Remember:

Daylight savings ends. Sunday, Nov. 1
(Set clocks back 1 hour.)

Election Day. Tuesday, Nov. 3

Veteran's Day. Wednesday, Nov. 11

Thanksgiving. Thursday, Nov. 26

Black Friday. Friday, Nov. 27

Small Business Saturday. Saturday, Nov. 28

November Interesting Info ...

- November Proverb: "Ice in November brings mud in December."

Soybean oil-based ink used in printing this newsletter.

RoosterAg' REALTY

~Farmland for Sale~

DeKalb County—Squaw Grove Twp—Hinckley—347.59± acres/330.70± tillable acres. Exceptional, prime farmland opportunity! Soil PI of 137.3. Divisible! CRP income on 15 acres through 2028. **$17,500/acre.**

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

DeKalb County—Genoa Twp—Melms Road—110 ± acres/107.7± tillable acres. Great income-generating farmland opportunity! Soil PI of 137.7. Excellent location near IL Route 23. *2-year leaseback desired.* **$15,950/acre.**

Kane County—Elburn—162.72± acres/156.10± tillable acres. Soil PI of 127.5. Great Location … Located off IL Route 38 *just east of Elburn, IL.* Residential development potential! (Subject to zoning and municipal approvals.) **$19,950/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 north of Elburn, IL.* **$18,950/acre.**

Kane County—Kaneville Twp—216.86± acres/214± tillable acres. Property consists of quality, income producing farmland with a Soil PI of 120.9. Located *just south of Maple Park.* East portion of farmland is enrolled in the Kane County Conservation Easement and Farmland Protection Programs. **$14,495/acre.**

Boone County—Bonus Twp—135.08± acres/90± tillable acres. Farmland has a Soil PI of 111.1. Land includes a 15± acre wooded section. *Land is divisible!* Property is annexed into Village of Poplar Grove, IL. with Zoning Code of R1, Single Family Residential District. **$12,950/acre.**

Kendall County—Na-Au-Say Twp—98.91± acres/85.00± tillable acres. Farmland has a Soil PI of 129.1. 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 R1B Single Family Residential District. **$18,950/acre.**

Kendall County—Na-Au-Say Twp—237.67± acres/216.28± tillable acres. Farmland has a Soil PI of 129.7. Exceptional find annexed into the City of Joliet, IL! Zoning Code of R1B Single Family Residential District. **$18,950/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.**

~Off-Market Farms For Sale~

DeKalb County, Pierce Twp/Afton Twp—167.01± acres/158.06± tillable, Soil PI 132.2

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

Will County— 1,200+ acres

A Variety of Off-Market Opportunities Available! Give us a call for more info & pricing details!

RA Commercial REALTY
A Rooster Ag' Realty, Inc. Company

~Commercial / Development Properties~

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 I88. 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, multifamily housing, commercial/warehousing and or data center. **$2.98 per sf.**

DeKalb County—Cortland Twp—106.97 acres/101 tillable. Excellent Location … Priced Right! Located at the NWC of Rte 38 & Loves Road. Zoned C2—General Commercial, Annexed into the Town of Cortland. **$39,000/acre.**

Kendall County—Oswego Twp—3± acres. Excellent Location with Development Potential! Property is located on the corner of a busy intersection at Rte 30 & Rte 34. It is surrounded by residential communities, a hospital, shopping, restaurants, and other businesses.. **$26.00/sq ft.**

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.**

Rooster Ag'
1100 S. County Line Rd.
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Maple Park, IL 60151

Happy Thanksgiving!
Nov. 26, 2026



~Normal Averages for the Month~

Nov 1 to Nov 7	Nov 8 to Nov 14	Nov 15 to Nov 21	Nov 22 to Nov 28	Nov 29 to Dec 5
Avg. High 52	Avg. High 49	Avg. High 46	Avg. High 42	Avg. High 39
Avg. Low 32	Avg. Low 29	Avg. Low 27	Avg. Low 24	Avg. Low 21
Sunshine 50%	Sunshine 47%	Sunshine 45%	Sunshine 44%	Sunshine 48%
Daylight Hours	Daylight Hours	Daylight Hours	Daylight Hours	Daylight Hours
Precipitation 0.70	Precipitation 0.77	Precipitation 0.77	Precipitation 0.73	Precipitation 0.67

Denotes Sales by Rooster Ag' Realty, Inc
B/B Denotes Buyer's Broker Program
S/F Denotes Property Has Solar Farm Lease

RECENT COMPARABLE FARMLAND SALES/CLOSED

Date	County	Township	Acres	Price/Acre	Soil PI	Date	County	Township	Acres	Price/Acre	Soil PI
09/26	Bureau	Lamoille	83	$14,000	141.0	08/26	Jo Daviess	Scales Mound	173	$12,752	126.0
08/26	Bureau	Fairfield	41	$12,000	118.0	09/26	Kane	Campton	444	$15,535	130.0
10/26 S/F	DeKalb	Mayfield	53.5	$23,740	136.0	08/26	LaSalle	Mendota	79	$13,700	133.0
08/26	DeKalb	South Grove	41	$15,000	140.0	09/26	Lee	Viola	80	$14,500	133.0
09/26	Hancock	La Harpe	219	$6,800	106.0	08/26	Lee	Harmon	37	$11,743	115.0

The sales reported are randomly chosen from the most recent issue of the Illinois Land Sales Bulletin, a bimonthly 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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