



Rooster Ag

Farmland Real Estate · RA Commercial Properties
Farm Management · FDAV · Federal Crop Insurance
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

June 2024

JACK SCHITT



Recently I was discussing politics with a guy and he told me that I didn't know "**Jack Schitt**"! I told this fella that I in fact knew **Jack Schitt** as he was a fertilizer salesman I had met in the early 2000's who was the only son of Awe Schitt who was a fertilizer manufacturer, Awe Schitt married Oh Schitt, the daughter of the owner of Knee Deep in Schitt out of Kewanee Illinois. They had one son, **Jack Schitt**. When Jack was 25 years old he married No Schitt. The deeply religious couple produced five children, Holy Schitt, Give A Schitt, Bull Schitt, and the twins Deep and Dip Schitt. Against Jacks and No's objections, Deep Schitt married Dumb Schitt, a high school dropout whos family was in the equestrian business, they had a daughter named Horse Schitt. After being married 15 years, Jack and No Schitt unfortunately divorced. Then a few years later No Schitt married Ted Sherlock, who lived outside of Huntley, IL. Since No Schitt wanted to keep her maiden name, she was then known as No Schitt-Sherlock. Meanwhile, Dip Schitt married Loda Schitt and they produced a son with a rather nervous disposition, he was named Chicken Schitt. Jack and No's oldest son Bull Schitt, the most adventurous son, left home to tour the world. He recently returned from Italy with his new bride Pizza Schitt, where they now have a new baby boy named after his grandpa **Jack Schitt**. This guy then looked at me and said Joe you are Fulla Schitt! Well, maybe a little.

NEW ERA FARM MANAGEMENT

Through Rooster Ag's efforts in Farm Management over the last 16 years we have seen an evolution into two distinct groups of Farm Management: **The New Era of Farm Owners**- Investors/ Owners of land who have the desire to have hands-on interaction with their farm managers and farmers, these investors are looking to increase their knowledge of farming and to understand the lease process behind it all, from a Farm's Depreciable Assets Valuations (FDAV), Crop Insurance, the Farm Program, Soil Tests, Fertility and Maintenance of their Farm, these owners are instilled with the desire to have a relationship with the tenant as well as an Ag based Consultant that they can meet with to digest the complexity of the business. Rooster Ag's position is created by working with the owner tapping Rooster Ag's multiple resources, knowledge and tools that are available to assist the owner in making more informed decisions that are based on facts not emotions created by commodity prices and specifics of their farm. This evolution is exciting for the future of lifelong-term relationships for the land owners with their tenants as well as with Rooster Ag', **The Traditional Owner** - Estates or Investors that own land whom want to achieve the top end of the cash rent spectrum, looking for a Manager to maintain the the validity of the land and achieve joint prosperity through a Farm Management company who works with existing tenants or chooses a new tenant, collects the inputs, ensures all aspects of the lease are in place, has a relationship with the tenant and collects the rent. This has been the Traditional Farm Management cash rent business model which still works great. We are now in the process of formulating our leases for 2025 by tracking December 2025 corn price to implement into our formula. Have questions or need assistance in formulating your 2025 leases, give us a call we will meet you at your office, conference room, shop, or kitchen table to discuss your 2025 farm leases and the **New Era of Farm Management**.



GO DIGITAL!

An electronic version of the Rooster Ag' Newsletter is available. Scan the QR-Code to sign up to receive the electronic version of our monthly newsletter.



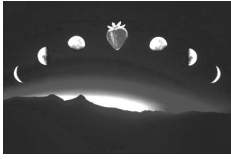
Weather Almanac



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 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
June 21st
Strawberry Moon



June Weather Outlook Summary



Temperatures are favored to average warmer than normal. Precipitation is expected to below normal. Expect sun on Saturday and Sunday, June 1-2. A mix of sun, showers and thunderstorms are favored from June 3-7. Sun on June 8. Showers and thunderstorms on June 9-10. More sun than clouds with scattered showers or thunderstorms from June 11-19. Shower and thunderstorm chances improve from June 20-22. A mix of sun, showers and thunderstorms from June 23-25 with increasing chances for precipitation on June 26-27. Sun on June 28. Showers and thunderstorms likely on June 29-30.

Happy Father's Day



Morning Planets: Mars, Jupiter, Neptune, Uranus and Saturn

June Astronomy ~ It's in the Stars



June 1st may be the unofficial start of summer; the official astronomical start of summer is on Thursday, June 20, at 3:51pm. The sun's rays will be directly over the Tropic of Cancer, 23.5°N latitude. This is the sun's most northern position.

Mercury rises just before sunrise and will be lost in the sun's glare.

Venus is lost in the sun's glare for the month.

Mars is a morning planet this month and is in the eastern sky before sunrise. Jupiter is lost in the sun's glare for much of the month. I finally makes an appearance in the morning eastern sky before sunrise on Friday, June 28.

Saturn can be found rising several hours before sunrise in the eastern sky. Look for Saturn rising ahead of the moon the morning of Saturday, June 1 and with the moon the morning of Sunday, June 30.

Future Weather Outlook

July expect above near normal temperatures with below normal precipitation.

Precipitation is expected to total near normal. Favored dates for heavier precipitation center on July 3, 4, 6, 7, 8, 9, 11, 14, 15, 19, 21, 22, 23, 26, and 29.

August expect warmer than normal temperatures with below normal precipitation.

September outlook favors near normal temperatures and below normal precipitation

~June Fun Facts~

And what's spring without rain? These are the signs that foretell rain:

Rain before 7 – clear before 11.

Rain after 7 – rain all day.

If it rains on the first Sunday of the month, every Sunday except one usually will be wet.

When robins call loudly and steadily, it will rain soon.

Three foggy mornings and then a rain.

No dew in the morning indicates rain.

Step on a spider and it will surely bring rain.

The louder the frog, the more the rain.



~Farmland for Sale~

IOWA -NEW LISTING! Cass County – Edna Twp – 100.45+ acres/71.90+ tillable acres with a soils CSR of 82.4. Located off of Wichita road. Excellent mix of income producing farmland & hunting property. **\$12,950 per acre**

IOWA- NEW LISTING! Cass County – Eden Twp – 80.02+ acres/76.46+ tillable acres with a soils CSR of 59.8. Located off of 730th street. Farm can be divide into two 40 acre parcels, lets talk! **\$12,950 per acre**

Grundy County – Erienna Twp – 38.53+ acres/15.87+ tillable acres with great soils with a PI of 125.4 right along the Illinois River. The property makes for an excellent hunting property, while also having income from the productive land. **\$8,950 per acre**

Kane County—Campton Twp—194.58± acres/118± tillable acres currently in production with the potential for additional acres to be brought into production, excellent soils with a PI of 126.9. Two Fixer-upper houses with multiple barns and two steal buildings 5,000 sq ft and 14,000 sq ft with ample power and a huge well. Excellent location off Beith Road & Route 47. Excellent income potential. **\$20,500 per acre**

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 per acre**

Kendall County— Kendall Twp—63.38± acres/61.75± tillable acres, excellent soils with a PI of 139. Located off of Immanuel Road, just 2 miles from the city limits of Yorkville. **\$19,950 per acre**

DeKalb County— DeKalb Twp— 160.35± acres/ 151.74± tillable acres, excellent soils with a PI of 133.1. Located off of N. 1st Street, great location next to major development! Has outbuildings and grain bins. **\$19,950 per acre**

Winnebago County— Harrison Twp—51.13± acres/43.45± tillable acres. Located off Oliver Road nestled along the Pecatonica River. Excellent mix of income producing farmland & recreational/hunting property. **\$16,000 per acre**

~Bid Basis/Auctions~

**Interested in a Bid Basis Listing or Buyer Premium Auction?
Contact our Auction Manager Samantha Vazzano today at (815)321-2282.**



NEW LISTING—DeKalb County— Clinton Twp—21± acres. Former development property, 56 partially developed lots. Approximately 1,000 semi loads of stock piled top soil included with the property. **\$110,000 or \$5,238 per acre**

DeKalb County— DeKalb Twp—124.33± acres. Located on the corner of Route 38 and Peace Road. Zoned for multiple uses including: multi-family housing and commercial. **\$2.98 per sf**

DeKalb County—Cortland Twp-57.18 acres/53.50± tillable acres. Located at the SEC of Route 38 & Somonauk Road, just northeast of the large Industrial development/data center. **\$22,500 per acre**

Ogle County—Flagg Twp - 30± acres/28.42± tillable acres. Located in Section 25, Flagg Township. Zoned B-3 Commercial and located in the industrial park in the City of Rochelle. **\$21,500 per acre**

Kane County— Big Rock Twp-3.75 acres. Located at the SWC of Route 30 & the Dauberman extension. Zoned MCU– Mixed Use Commercial. Excellent location to open your business! **\$250,000**



Rooster Ag[®]
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~Normal for the Month~

<p><i>June 2 to 8</i></p> <p><i>Avg. High.....78</i></p> <p><i>Avg. Low.....53</i></p> <p><i>Sunshine 60%</i> <i>Daylight Hours</i></p> <p><i>Precipitation 0.97</i></p>	<p><i>June 9 to 15</i></p> <p><i>Avg. High.....80</i></p> <p><i>Avg. Low.....55</i></p> <p><i>Sunshine 70%</i> <i>Daylight Hours</i></p> <p><i>Precipitation 0.99</i></p>	<p><i>June 16 to 22</i></p> <p><i>Avg. High.....82</i></p> <p><i>Avg. Low..... 57</i></p> <p><i>Sunshine 71%</i> <i>Daylight Hours</i></p> <p><i>Precipitation 1.05</i></p>	<p><i>June 23 to 29</i></p> <p><i>Avg. High.....83</i></p> <p><i>Avg. Low..... 58</i></p> <p><i>Sunshine 78%</i> <i>Daylight Hours</i></p> <p><i>Precipitation 1.05</i></p>	<p><i>June 30 to July 6</i></p> <p><i>Avg. High.....84</i></p> <p><i>Avg. Low.....59</i></p> <p><i>Sunshine 72%</i> <i>Daylight Hours</i></p> <p><i>Precipitation 1.04</i></p>
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Denotes Sales by Rooster Ag[®] Realty

RECENT COMPARABLE FARMLAND SALES/CLOSED

Date	County	Township	Acres	Price/Acre	Soil PI	Date	County	Township	Acres	Price/Acre	Soil PI
05/2024	Boone	Manchester	69.00	\$12,626	113.0	02/2024	Iroquois	Onarga	80.00	\$10,312	126.0
02/2024	Bureau	Princeton	76.00	\$13,800	141.0	04/2024	Iroquois	Onarga	93.00	\$12,600	127.0
02/2024	Bureau	Walnut	78.00	\$14,700	139.0	04/2024	Kane	Burlington	36.00	\$10,661	116.0
05/2024	Grundy	Norman	324.84	\$5,002	102.2	04/2024	Lee	Alto	160.00	\$11,169	124.0
05/2024	Iroquois	Onarga	70.00	\$12,715	127.5	03/2024	McHenry	Hebron	85.00	\$12,641	134.0

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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