



ROOSTER AG' FARM MANAGEMENT SERVICES

DEDICATED TO MAKING THE ENTIRE FARM MANAGEMENT PROCESS HASSLE-FREE.

FARM MANAGEMENT SERVICES YOU CAN TRUST

- ✓ Negotiate Leases: Ensuring the Landowner, the Tenant, and the Farm are in Sync
- ✓ Manage Fertilizer Application Requirements
- ✓ Manage Insurance Requirements
- ✓ Collect, Reconcile, and Deliver Rents
- ✓ Collect Yield Data
- ✓ Farm Scouting Reports
- ✓ Farmland Depreciable Asset Valuations (FDAV)

WWW.ROOSTERAG.COM



Scan the QR code for more information



Emotion-Free, Formulated Farm Leases!

Our unique farm management services take the hassle and emotion out of farm leasing by using a specialized fact-based formula, designed to protect the integrity of the land, the landowner, and the tenant for generations to come. We proudly offer a wide variety of lease options, designed to fit the specific needs of each and every landowner while allowing new and existing tenants to easily adapt to these leases.

A Variety of Leasing Options:

- **Base Lease** - Rent price per acre *is not* calculated based on a formula but rather set by a mutually agreed rate between the landowner and tenant. This lease is commonly used for families renting to family members or long term friends. This lease is the basis for all other leases that establish lease terms and provisions.
- **Formulated Base Lease** - Rent price per acre is calculated based on Rooster Ag's formula which utilizes the specific farm's corn yield history and the Chicago Board of Trade (CBOT) price of corn for Dec. of the following year the day the lease is written.
- **Formulated Base / Bonus / Price Support Lease** - In addition to Rooster Ag's Formulated Base rent price per acre (described above) this lease allows the owner to gain the upside in the event grain prices exceed the price per bushel of corn utilized in the formulated base rent. The Price Support Bonus allows the landowners to gain the upside in the event there is government funding to farmers to support a weakened grain market.
- **Formulated Average CBOT Base Lease** - Rent price per acre is calculated based on Rooster Ag's formula which utilizes the specific farm's corn yield history and the average price of corn for Dec. of the following year starting May 15th through July 15th .
- **Formulated Average CBOT Base / Bonus / Price Support Lease** - In addition to Rooster Ag's Formulated Average CBOT Base rent price per acre (described above) this lease allows the owner to gain the upside in the event grain prices exceed the price per bushel of corn utilized in the formulated base rent. The Price Support Bonus allows the landowners to gain the upside in the event there is government funding to farmers to support a weakened grain market.
- **Certified Organic Farm Lease** - Organic certificate runs with the farmer *not* the landowner, contact us for more details on certified organic farm lease formats.
- **Grain Bin Lease** - Each grain bin facility is different, contact us for an analysis on your specific facility.

Give Zoe a call... We will meet you at your office, conference room, shop, or kitchen table to discuss your goals.



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Farm Management Director of Operations



Joe Ludwig
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Broker/Owner, Farm Manager



ROOSTER AG' ... PROUDLY SERVING THE AGRICULTURAL COMMUNITY!



ROOSTER AG'

PROFESSIONAL FARM MANAGEMENT SERVICES THAT TAKE THE HASSLE OUT OF FARM LEASING!

LET OUR EXPERIENCED TEAM HANDLE THE FARM MANAGEMENT DETAILS!

- **Cash Lease** - Rooster Ag' Farm Management will prepare and review the Cash Lease with both Tenant farmer and Landowner. Rooster Ag' will strive to improve the balance, integrity, and viability of your farm. Rooster Ag' will be responsible for collecting rents and delivering them to the Landowner. (All rent checks will be made out to the Landowner.)
- **Lease Terms Compliance** - Rooster Ag' will keep track of Tenants compliance with all lease terms, in the normal course of business, and inform Landowner of any violation, which will be addressed in a timely manner.
- **Land Review** - Agents of Rooster Ag' will make visits to each farm to ensure Tenants are maintaining/enhancing the balance, integrity and viability of the land, where any concerns will be brought to the Landowners'/Tenants' attention and taken care of accordingly.
- **Soil Test** - Rooster Ag' works with Tenants to obtain an adequate soil test to use as a road map for the Tenant's proper maintenance and replacement of nutrients based on Rooster Ag's Fertilizer Calculator and each farms crop insurance yield. If there is no soil test, Tenant will be required to apply crop maintenance on a per field basis based on the same formula.
- **Crop Inputs** - Rooster Ag' will collect documentation of crop inputs to ensure proper application rates of phosphate, potassium and limestone on a per field basis was applied, as determined by Landowner, Rooster Ag' and Tenant farmer.
- **Crop Insurance & Yield Data Collection** - Rooster Ag' will collect documentation of Tenants' crop insurance yield history per farm to comply with cash lease formulation.
- **Government Program** - Rooster Ag' will collect proper documentation of Tenant enrollment into local government programs, if applicable.
- **Insurance** - Rooster Ag' will ensure, for the term of the leases, Tenant shall maintain insurance with a carrier & policy acceptable to the Landowner.

Termination Reminder:

Illinois requires four (4) months' notice. 735 Il. C.S. 5/9-206 Sec. 9-206 (from Chp. 110, par. 9-206). In Illinois, notice to change the terms or terminate the lease shall be given in writing not less than four (4) months before the end of the lease year. Thus, a lease for the calendar year would require notice on or before August 31st. On a verbal or written lease beginning March 1st of each year, notice would be required in Illinois on or before October 31st.

We recommend certified mail, if you need a hand in the change of terms or termination of a lease... Give us a call and we will be happy to help!

**For more information contact Rooster Ag's Farm Management Director of Operations, Zoe Quinn, at
Tel. #: 815-824-8270 or E-mail: zoe@roosterag.com.**



ROOSTER AG'

VISIT US AT WWW.ROOSTERAG.COM

Your go-to farmland team with the *expertise, resources, tools, and variety of services* to help you manage, buy, or sell your property.

ONE COMPANY WITH MULTIPLE SERVICES DEDICATED TO YOUR SUCCESS...

FARM MANAGEMENT | REAL ESTATE | GRAIN FACILITY SALES | APPRAISALS | FARM DEPRECIABLE ASSET VALUATIONS