

# Rooster

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

THE GOLD STANDARD

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

# Family Owned & Operated

# March 2025

# **MAYO CLINIC**

#### FARMLAND INVESTMENT SPECIALISTS



Program. So here it is, contact Mayo Clinic on ment Specialists! their Executive Health Program, they do a comprehensive physical that you can also customize discuss the benefits of Mayo Clinic.

As I had written about in our Through the years we all evolve. I went from a farm boy, to a floater January Newsletter, I have operator applying fertilizer and herbicides, to a Certified Crop Advisor, had considerable health issues Fuel, Fertilizer, Seed Salesman, Farmland Real Estate Broker, to buildand since then have taken 3 ing and operating a Farmland Real Estate Company, Farm Management more trips to the Mayo Clinic Company, Federal Crop Insurance Company, Farmland Appraisal Comin the pursuit of better health pany and a Farm Depreciable Asset Company. We realize that the culand quality of living. Through mination of these evolutions has turned Rooster Ag' and their entire these appointments, largely through their Exec- staff into Farmland Investment Specialists. Our mission is to ensure utive Health Program, they believe they have our clients are successful Land Investors as well as provide Buyers and found the root of my deterioration. Fungal, yep Sellers of land the best team of agricultural professionals that can supfungal a fungi or fungus that has invaded my ply them with all the necessary services and tools to be successful from lungs and sinuses causing serious infection and start to finish. The array of services and tools we offer set us apart from breathing issues. So on February 12th I had sur- our competition, ensuring all aspects of land sales and investing are gery to remove the fungal balls and take out the covered. Our vision is to be viewed as one Company, Rooster Ag, made infected areas. As of the writing of this article I up of Farmland Investment Specialists. I was told by one of my cliwould have to say I'm starting to feel better and ents the other day that "the constancy is change, and you help facilitate believe I am on the mend. I give credit to Mayo that. Tides rise and fall. So hang on, more change is a comin'." He real-Clinic and their Executive Health Program for izes that our team of Landmen and Landwomen strive to exercise every identifying this problem and their can-do atti- service we offer with everyone of our clients to ensure that their farm tude of finding a cure. I get a lot of questions assets are being properly managed, valued, purchased, sold and depreciabout Mayo Clinic and their Executive Health ated. We are one business with one goal, to be your Farmland Invest-

#### ADVERSE POSSESSION

based on your own specific needs or ailments. Many of us have heard this term, Adverse Possession over the years So, in two days I had 15 appointments, every but what does it mean? The real estate law glossary says Adverse Posone of them was on time or early. I had in- session is: acquisition of another's property by actual, visible, hostile, depth meetings with the physicians to discuss notorious, exclusive and continuous possession over a certain period of my concerns and goals. The Clinic is comprised time. For example, you have all seen survey stakes beyond the fence of towers with an underground walkway, re- line of a farm that has been surveyed. This is actual... its being farmed! ferred to as the subway with coffee shops, can- Visible... everyone can see it. Hostile, Notorious, Exclusive... it has dy, clothing and décor stores, a cafeteria and probably been fenced and everyone sees the fence. Continuous... for as restaurants along with musicians playing music long as most of us can remember that fence has been there and the guy in the corridor, where everyone, I mean every- farming it has been farming it for years. The law says for Illinois that one is there to help you. If you want to go to continuous is 20 years. But it varies from state to state from 5 to 30 Mayo Clinic and be part of their Executive years and is not based on one owner's rights, it passes with each owner Health Program, call the Rochester Minnesota over time. So, in the case of a farm where the fence line does not match location that I went to at (507) 284-2288, the survey stakes, Adverse Possession would apply. The only recourse Scottsdale Arizona location at (480) 301-8088 would be, as a purchaser you could dispute the acres you are purchasor the Jacksonville, Florida location at (904) ing, but you may cause yourself to have a non-conforming minimum lot 953-2907 to see what qualifications are needed requirement by the Counties standards if you are to purchase less acres. to get enrolled. Feel free to give me a call to So be sure of what you are getting yourself into before you challenge **Adverse Possession.** 

# Weather Almanac

by Meteorologist Frank Watson

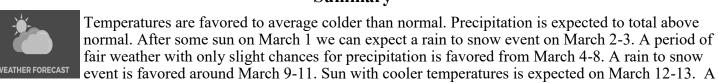


Full Moon March 14th Worm Moon



# March Weather Outlook Summary





rain to snow event is favored from March 14-18. Sunny skies with cooler temperatures is expected from March 19-21. An active precipitation pattern is favored from March 22-27. Sun is expected on March 28-29. A month ending snow storm is possible on March 30-31.

#### The Worm Moon

This month the ground softens and the earthworm casts reappear, inviting the return of the robins.



Evening Planets: Mercury, Venus, Mars, Jupiter & Uranus

No morning planets this month

# March Astronomy ~ It's in the Stars



The sun will cross over the Equator into the Northern Hemisphere at 4:01 am on Thursday, March 20 signaling the beginning of spring.

Mercury will be low in the western sky at dusk at the beginning of the month and will be difficult to view. After the first week it will be lost in the sun's glare.

Venus will be in the western sky and visible after sunset to open the month but will be lost in the sun's glare midmonth. Venus sets with the moon the evening of Saturday, March 1.

Mars is visible in the southern sky at sunset much of the month and will be visible into the very early overnight hours. Mars and the crescent moon rise together on Saturday, March 8.

Jupiter is in the southern sky at sunset and will be visible until the very early overnight hours. The moon and Jupiter rise together on Wednesday, March 5.

Saturn will be lost in the sun's glare this month.

# **Future Weather Outlook**

April outlook favors slightly cooler temperatures with near normal precipitation

**Precipitation is expected to total above normal**. Favored dates for heavier precipitation center on April 3, 4, 5, 7, 8, 10, 11, 15, 16, 20, 24, 25, 27, 28, and 29.

May expect warmer than normal temperatures with below normal precipitation.

**June** expect cooler than normal temperatures with near normal precipitation.

#### ~ March Fun Facts ~

# **Total Lunar Eclipse March 13-14**

A total Lunar eclipse will occur 10:57 pm on Thursday, March 13. You'll be able to notice the moon turning red at 12:09 am on Friday, March 14. The moon will look completely red at 1:26 am and the eclipse will reach its maximum at 1:58 am. The moon will look completely red until 2:31 am eclipse ending at 5:00 am.

#### **Dates to Remember**

Tuesday, March 4. Mardi Gras
Wednesday, March 5 Ash Wednesday
Sunday, March 9 Daylight Savings time begins.
Monday, March 17 St. Patrick's Day
Thursday, March 20 Spring Begins



# ~Farmland for Sale~

UNDER CONTRACT! —Lee County, Willow Creek Twp—74.85 acres/72.98 tillable acres 97.5% tillable with great soils with a Soil PI of 125.9. Excellent location off of Woodlawn Road, just northeast of the I-39 & Route 30 interchange. \$13,500 per acre

UNDER CONTRACT! DeKalb County, Clinton Twp—80.00 acres/48.89 tillable/29.60 CRP with a soil PI of 142.7. Rare High Quality Legacy Farm Opportunity. CRP contracts expire September 30th, 2025, currently generating \$385 per acre on 29.60 acres annually. \$11,950/acre

**Kendall County—Na-Au-Say Twp—139.38 acres/125.81 tillable acres** with a Soil PI of 126.7. Annexed into the City of Joliet, formerly under contract w/Newman Homes. Excellent location, with road frontage along Chicago & McKanna Road. **Divisible! \$13,200/acre** 

Kane County—Campton Twp—194.58± acres/130.58± tillable acres currently in production with the potential for additional acres to be brought into production, excellent soils with a PI of 129.8. Two Fixer-upper houses with multiple barns and two steel buildings 5,000 sq ft and 14,000 sq ft with ample power and a huge well. Excellent location at Beith Rd & Route 47. Excellent income potential. \$20,600/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/acre

UNDER CONTRACT! Lee County—Lee Center Twp—65.95 acres/54.68 tillable. Excellent mix of income producing farmland, pond and woods/recreational land. Divisible, with potential for two buildable parcels. \$8,950/acre

# ~Land Wanted For Ready Buyers~

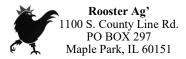
80 acres in Central DeKalb County Or Central Kane County. Funds Available Now!
\$2 million in Sangamon County. Mostly Tillable Class A Soils. Funds Available Now!
80 to 160 acres in DeKalb County—Clinton & Squaw Grove Townships. Funds Available Now!
160+ acres in the Kane County, Big Rock & Kendall County, Plano areas. Funds Available Now!
\$5 to \$10 million in Kendall/Grundy Counties, Leasebacks available! Funds Available March!
\$8 million in DeKalb & Lee Counties, Leasebacks Available! Funds Available in April!
\$6 million in Kane, DeKalb, Boone, McHenry Counties, Leasebacks available! Funds Available in April!
\$7 million in Kendall County, Class A Mostly Tillable Farmland. Funds Available in September!



**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, commercial and or data center. \$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

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



Agriculture is our wisest pursuit, because it will in the end contribute most to real wealth, good morals, and happiness. THOMAS JEFFERSON E V E R Y D A Y **P O W E R** 

# ~Normal for the Month~

March 2-8	March 9-15	March 16-22	March 23-28	March 29-April 5
Avg. High41	Avg. High44	Avg. High47	Avg. High50	Avg. High53
Avg. Low22	Avg. Low 24	Avg. Low27	Avg. Low 29	Avg. Low 32
Sunshine 56% Daylight Hours Precipitation 0.46	Sunshine 54% Daylight Hours Precipitation 0.51	Sunshine 55% Daylight Hours Precipitation 0.59	Sunshine 58% Daylight Hours Precipitation 0.68	Sunshine 57% Daylight Hours Precipitation 0.79

#### ✓ 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
<b>₹</b> 1/25	Boone	Manchester	50.00	\$10,900	111.5	<b>1</b> 01/25	Douglas	Bowdre	858.00	\$10,980	130.5
12/24	Bureau	Gold	541.00	\$10,096	117.0	12/24	Kane	Virgil	158.00	\$13,380	135.0
12/24	Bureau	Manlius	73.00	\$14,201	134.0	12/24	Kendall	Little Rock	219.00	\$16,003	139.0
12/24	Bureau	Mineral	104.00	\$13,772	136.0	12/24	Lee	Harmon	387.00	\$11,356	109.0
12/24	DeKalb	Pierce	280.00	\$16,428	142.0	12/24	Lee	Lee Center	320.00	\$12,500	126.0

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



# FARMLAND INVESTMENT SPECIALIST DIRECTORY

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Chris Otte, Marketing	(847) 710-1837
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Joe Ludwig, COB, Real Estate Broker/Farm Manager, Owner	(630) 774-5887

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