

# Rooster Ag'

## MODERN FARM MANAGEMENT



### VISION

Joe's vision brings Modern Cash Farm Leasing to the land owners of our Era. While some farm management practices of yesterday are still acceptable, several are out dated and in need of change. Joe works with the land owners, heirs or estates to protect your family's/company's/estates investment while continuing to build and maintain long term relations with the land owners and tenant family's of our Modern Cash Farm Leases.

### NAME

Rooster Ag' was created as a result of Joe Ludwig's 23 years in the retail ag' industry. Joe's experience in agriculture and reputation for getting the job done are unsurpassed with hundreds of clients servicing 100,000's of acres worth of crop recommendations, land transactions and leasing over the past 28 years.

### PHYSICAL

Joe inspects the farm(s) in question and makes recommendations to be performed on the farms, i.e., fence removal, garbage removal, building demolition, tiling, water way construction, ditch mowing, brush removal, field entrance, and gravel driveway maintenance. The majority of these tasks are incorporated as part of the Modern Cash Farm Lease.

### SOIL TESTS

Joe works with the tenant to obtain an adequate soil test to use as a road map to the tenants proper maintenance and replacement of nutrients. In today's high end volatile market place *this is vital to ensure proper nutrient maintenance of your investment*

### GREEN

In today's world of conservation, Joe works with the tenants to ensure the best practices are used to help eliminate soil erosion and work with the tenant to use only the practices necessary to maintain and grow a desirable crop, free of weeds, grasses and bugs with a strong emphasis on ecology.



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### **INSURANCE**

Joe insures that tenant supplies Rooster with documentation of enrollment into local government programs, crop inputs, liability and crop insurance.

### **TENANT SELECTION**

Joe entertains bids from a minimum of two and up to six of the best candidates from the farms location. In many cases the land owners wish to continue to lease the farm to the existing tenant, Joe then implements the new Modern Cash Farm Lease to the existing tenant.

### **TENANT NOTIFICATION**

In some cases it may be necessary to notify the tenant of the potential for change in their lease agreement. Depending on your current arrangement/lease, this may need to be done in writing. In most cases this needs to be done prior to **October 31** of any given year. **Don't wait.** Joe either hand delivers the notice or sends it certified mail.

### **INTEGRITY**

Joe strives to improve the balance and integrity of your farm.

### **2009 CASH FARM LEASE**

With crop inputs at record highs and record high rents, it's time for a Modern change in Farm Management practices. Whether you have or have not used farm management in the past, you will be enlightened with our process. Give Joe a call now to get a start for the 2009 crop year. Joe will meet you at your kitchen table, go over the structure and get started that day with your **Modern Farm Management Cash Lease for 2009!**

**Thank you,**

**(630) 774-5887**