

IHRY NEWS

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Renting Vs Buying: The Futile Debate

Article provided by Ihry Insurance.

Adulting is hard. Coupons are the new baseball cards, 401k's are an engaging conversation topic at "parties", and staying up past 10 is just absurd. Additionally, it's in this phase that making the decision to purchase a home becomes realistic.

Your friends and family will judge you on your pro-renting or pro-buying stance, and you will quickly feel the pressure to settle into a humble abode. What most don't see, nor understand, is the ocean of grey area between buying and renting.

Before deciding whether or not you should purchase a home or remain a renter, let's shed some light on this grey ocean, as well as the objectivity on either side of the renting vs buying debate.

A Friendly Debate

Status is an unfortunate force in most of our decision making processes. Instead of report cards, we as adults are handed life checklists. With a home as one of these requirements, we are programmed to believe that owning a home is, and always will be, the best option.

For debate's sake, let's take a look at each sides strongest arguments.

BUYING

- Mine! All Mine! Once you have paid off your home, it's yours. Eliminating a monthly expense is one of the most gratifying feelings in adulthood.
- Depending on your homes appreciation over time vs. all expenses incurred over the same period of time, you may see a big return.
- Tax credits can curb the cost of homeownership.
- Your home is your canvas. It gives you the opportunity to make any changes you want.

RENTING

- Contrary to popular belief, renting isn't throwing away money. You are providing you and your family with shelter.
- No interest or taxes
- No need to pay for repairs, maintenance, or other issues

- No need to mow lawn, remove snow, monitor sump pump, etc.

As you can see, some black and white objectivity does exist within the renting vs buying debate. Neither is inherently good nor bad.

Where the grey area comes into play is when viewing individual, unique factors.

Circumstance & Personal Factors

The current housing market isn't in my favor. I don't know where I will be in my career 5 years from now. My family may see planned, or unexpected, growth within the next few years. When deciding whether or not to purchase a new home or keep renting, certain factors are too often overlooked.

HOW LONG WILL/WOULD I BE LIVING IN THE HOME?

If you are unsure of how long you would even be living in a new home, it may be a wise choice to pump the brakes on purchasing. Your family may see significant growth, or your career may relocate you to a different city. Either way, jumping the gun without carefully considering these potential events may lead to an overwhelmingly complicated situation.

HOUSING MARKET.

If you are faced with a buyer's market, while renting costs are high, it may be in your best interest to buy. On the contrary, renting may give you some much needed time to save while waiting for the market to shift. It's not always a good time to buy. Don't let anyone tell you otherwise.

OPPORTUNITY COSTS.

A big piece of advice is to find a financial advisor. Based on your current situation, as well as the current stock and housing markets, they will be able to tell you whether investing in stock market, instead of a home, will give you a better return on investment.

As much as people will push you towards one side or the other, stay focused on what is best for YOU, not what others think is best for you.

Purchase Vs. Investment

Yes, a home has the potential to be a great investment. However, in order to make it so, you must do more than simply purchase and wait. Many people purchase what they can't afford, solely based on the myth that all homes will see a return in the end.

Because real estate hardly keeps up with inflation, seeing a worthwhile return on investment requires the satisfaction of multiple factors. These factors include:

- The nature of the housing market
- Your neighborhood attractiveness and price points
- How much additional capital you put into your home
- Other important factors

Although your home may not see a high return, it's not necessarily a bad purchase. As long as you make sure to avoid becoming house poor, your personal situation may make purchasing an appropriate decision.

Your life is far too precious to be dictated by others. Additionally, it should never be dictated by a checklist. Never make a decision, especially purchasing a home, simply for the sake of it. Give careful thought to your situation, needs, and personal desires. The renting vs buying debate should be done on an internal level, with the winner always being you.

Once your decision has been made, make sure to secure your assets and belongings with homeowners or renters insurance.



Ihry Insights

Article provided by Curtis Kaufman, Agency Manager
Ihry Insurance

Fall Harvest
Begins!

Wheat: North Dakota Drought Increases Abandoned Fields, Low Yields – DTN

By Emily Unglesbee, DTN Staff Reporter, and Mary Kennedy, DTN Cash Grains Analyst July 28, 2017

The effects of North Dakota's extreme drought conditions remained visible as the Hard Spring Wheat and Durum Tour ventured through central, north-central and northwest regions of the state Wednesday. Crop scouts visited 225 fields and calculated an average overall yield of 35.7 bushels per acre (bpa), compared to 197 fields and 46.5 bpa last year. That brings the two-day total average yield to 37.2 bpa, down from 44.8 bpa last year. Of the 225 fields sampled Wednesday, 188 were hard red spring, 34 were durum, and three were winter wheat. Hard red spring wheat fields alone averaged 35.8 bpa, down from 46.9 bpa last year.

This year's dry conditions have forced the wheat tour leaders to take special measures to account for the high number of abandoned fields, as well as properly calculate the yield of drought-damaged wheat fields, scouts and tour leaders told DTN.

"The Montana farmer's worst growing season in 30 years was coming to a brutal end. There are few crops to harvest in the region, and with a lack of food and water, unwanted livestock are headed to auction."

Mr. Lutey explained that, "Combined with drought in the Dakotas, Montana's losses contribute to what the U.S. Department of Agriculture expects to be a 64 million bushel loss in wheat production. Durum, a specialty crop for Montana and North Dakota, is expected to be down in bushels 45 percent from last year."

-Billings Gazette (July 25, 2017)

Dicamba Injury:

A group of 7 Arkansas farmers have had enough of the loss, blame and bad press floating around the issue of dicamba over-the-top applications. Last week (July 19, 2017) they officially filed suit against specific manufacturers of the product in U.S. District Court, Eastern District of Missouri Eastern Division last week.



Among a long list of factors specified in the farmer-filed lawsuit, the basic premise places blame for the dicamba calamity on biotechnology companies for "the premature release of genetic traits into the market... Although the Defendants here pledged to act responsibly, Defendants acted selfishly, focused on profits, and ignored their responsibilities to the market."

The suit names these companies as defendants:

Monsanto Company ("Monsanto");

BASF Corporation and BASF Crop Protection (together, "BASF");

E.I. DuPont De Nemours and Company, Pioneer Hi-Bred International Inc. ("Pioneer") and DuPont Pioneer ("DuPont Pioneer") (all three together, "DuPont").

- This type of damage is an uninsured cause of loss
- This may affect how you choose to report your 2017 production
- Contact your Ihry agent if you have any questions

Pre-pile harvest starts for American Crystal Sugar Company

- ACSC plans a pre-pile harvest start date in early August, perhaps earliest ever.
- Overall crop up & down the Valley is in excellent shape
- Samples are being pulled and projections will be made soon on 2017 crop



Self-Propelled Harvester - Agassiz Sales



Hillsboro Beet Plant - North Piling Station

Upcoming Dates

Sept. 12 - 14 2017 Big Iron - Fargo

Sept. 12 Ihry Insurance Fall Update & Marketing Meeting
Hillsboro, N.D.
Meeting @ 6:00 pm with
BBQ to follow



Rural Driving Safety Tips

Article provided by Nationwide.



Share rural roads safely with these rural driving safety tips:

Driving defensively is important for all drivers. But it is especially critical for farm machinery operators driving on rural roads.

According to the National Ag Safety Database, crash fatality rates in most rural counties are almost double what they are in urban counties.

Here are some more surprising facts about rural driving that come from the database:

- Rural crashes are more frequent, more severe and more likely to result in death than urban crashes.
- Tractors are involved in the majority of crashes on rural roadways.
- Tractors are getting faster. Some travel up to 45 mph.
- Most farmers believe driving their tractors on rural roads is more dangerous now than it was a few years ago.

Stay safe on public rural roads

Especially during planting and harvest seasons, more farm vehicles share roadways with other vehicles. That includes planters, combines and other farm equipment moving from one field to another. As well as trucks and tractors transporting produce or farm supplies.

To help ensure your safety:

- Display the Slow Moving Vehicle (SMV) emblem on all off-road vehicles. Make sure emblems are in good condition and properly mounted.
- Use proper vehicle lighting.
- Use flashers anytime you use public roads. The American Society of Agricultural Engineers (ASAE) recommends two flashing amber lights, mounted at least 42 inches high, in both the front and rear.
- Comply with your state laws. Most state laws require using headlights 30 minutes before sunset, until 30 minutes after sunrise. Also use headlights whenever insufficient light or unfavorable weather conditions exist. ASAE recommends two headlights on the front, at the same level, positioned as far apart as possible. They also recommend one rear-left and one rear-right red taillight mounted as far apart as possible, and two red reflectors visible from the rear.
- Inspect hitches to verify they are sturdy and properly mounted before towing equipment or using wagons. Always use safety chains, if equipped.

Learn more about pre-harvest safety.

For more information about Rural Road Safety, go to ruralroadsafety.com or follow us on Facebook, Twitter, and YouTube.