

# 80 ACRE SERENA FARM

**N. 37th Road  
Serena IL 60549**

**For more information contact:**

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Goodwin & Associates Real Estate, LLC  
is an AGENT of the SELLERS.



<b>County:</b>	LaSalle
<b>Township:</b>	Serena/Rutland
<b>Gross Land Area:</b>	80 Acres
<b>Property Type:</b>	Vacant farmland
<b>Possible Uses:</b>	Agricultural Production
<b>Total Investment:</b>	Undisclosed asking price, please call to discuss
<b>Productivity Index (PI):</b>	PI is 127
<b>Buildings:</b>	No Buildings



This relatively flat 80 acres parcel has excellent soils, with a PI of 127, and is located one mile south of Rt. 52 with frontage on N 37th Rd.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 80 Acre Serena Farm  
**Tax ID Number/APN:** 09-36-106000 (78.75 Acres)  
**Sale Terms:** Seller is looking for a cash sale.

### AREA & LOCATION

**School District:** Serena USDS #2  
**Location Description:** This 80 acre farm is 1.2 miles south of Serena on N37th Road just east of E23rd Road.  
**Site Description:** Level farmland with a great soils.  
**Highway Access:** This parcel is located 1.2 miles south of Rt. 52.  
**Road Type:** This farm is located on a chip crete gravel road.  
**Property Visibility:** The 80 acre farm has great visibility along N37th Road.  
**Largest Nearby Street:** Rt. 52 is 1.2 miles to the north of this parcel.

### LAND RELATED

**Lot Frontage (Feet):** This parcel has 1300 feet of frontage on N37th Road.  
**Tillable Acres:** 74 acres of the 80 acres is tillable. The southeast corner has a small section of timber.  
**Lot Depth:** The lot is 2600 feet deep from north to south.  
**Buildings:** No Buildings  
**Flood Plain or Wetlands:** This property is free from floodplains or wetlands. See the FEMA Report and the Wetlands map included the brochure  
**Topography:** The 80 acre parcel is relatively flat. You can see the Topography map and Contours map in the brochure for further clarification.  
**Soil Type:** The primary soil types are  
Virgil silt loam (104A)  
St. Charles Silt Loam (243A)  
Thorp silt loam (206A)  
Elburn silt loam (198A)

### FINANCIALS

**Finance Data Year:** 2018 taxes paid in 2019  
**Real Estate Taxes:** 09-36-106000 (78.75 Acres) \$1,705.42 or \$21.66 per acre.

### LOCATION

**Address:** N37th Road  
Serena, IL 60549  
**County:** LaSalle County Illinois

ROADWAY MAP 80 ACRE SERENA FARM, RUTLAND TOWNSHIP, LASALLE COUNTY, IL



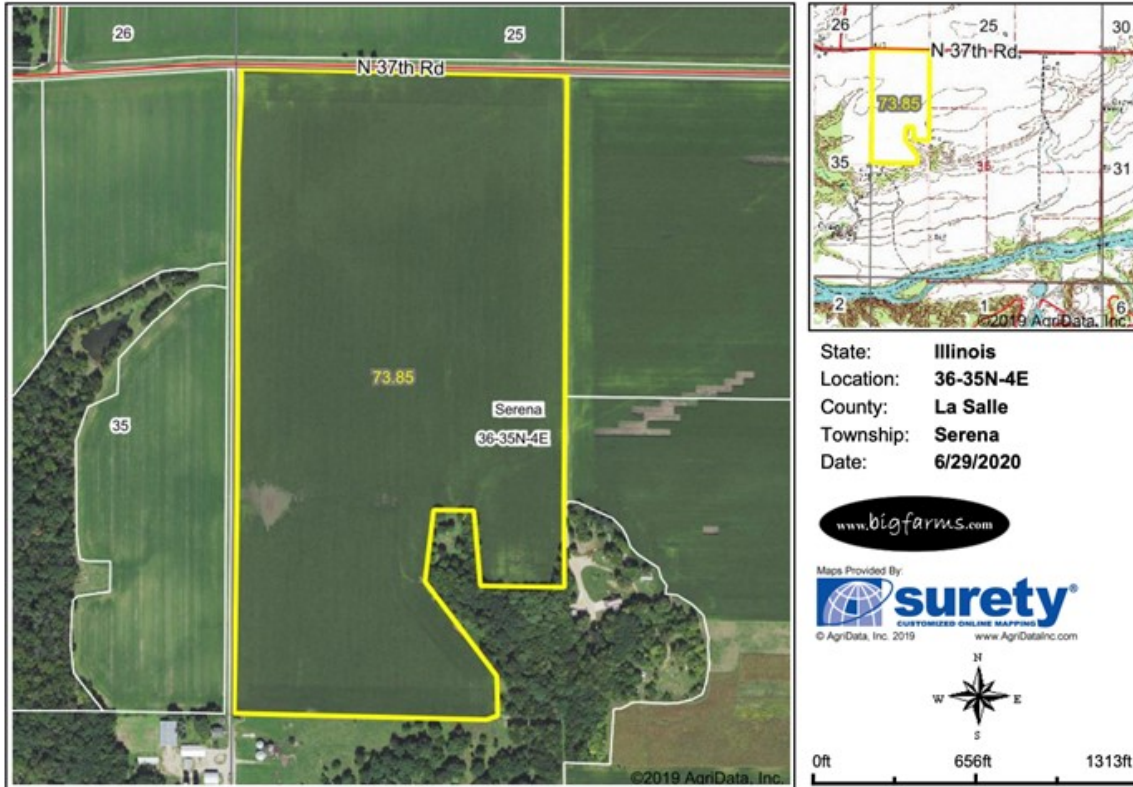
AREA MAP 80 ACRE SERENA FARM, RUTLAND TOWNSHIP, LASALLE COUNTY, IL





WETLANDS MAP 80 ACRE SERENA FARM, RUTLAND TOWNSHIP, LASALLE COUNTY, IL

Wetlands Map



State: **Illinois**  
 Location: **36-35N-4E**  
 County: **La Salle**  
 Township: **Serena**  
 Date: **6/29/2020**



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0ft 656ft 1313ft

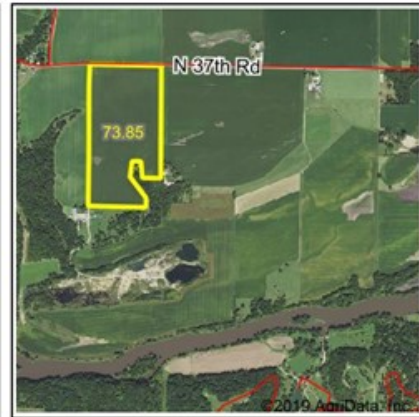
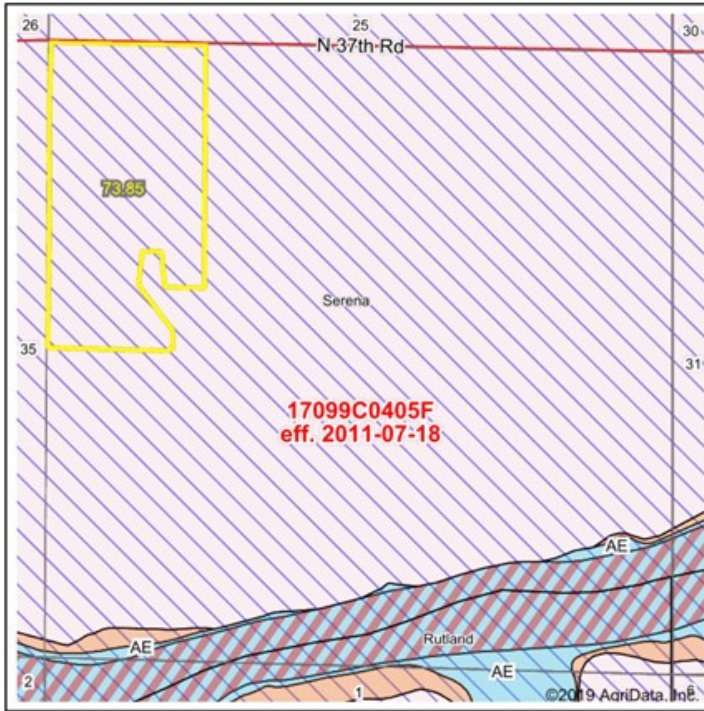
Classification Code	Type	Acres
		Total Acres 0.00

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008.

FEMA REPORT 80 ACRE SERENA FARM, RUTLAND TOWNSHIP, LASALLE COUNTY, IL

FEMA Report



State: IL                      Acres: 73.85  
 County: La Salle              Date: 6/29/2020  
 Location: 36-35N-4E  
 Township: Serena



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Name	Number	County	NFIP Participation	Acres	Percent
LaSalle County	170400	La Salle	Regular	73.85	100%
<b>Total</b>				73.85	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	73.85	100%
<b>Total</b>			73.85	100%

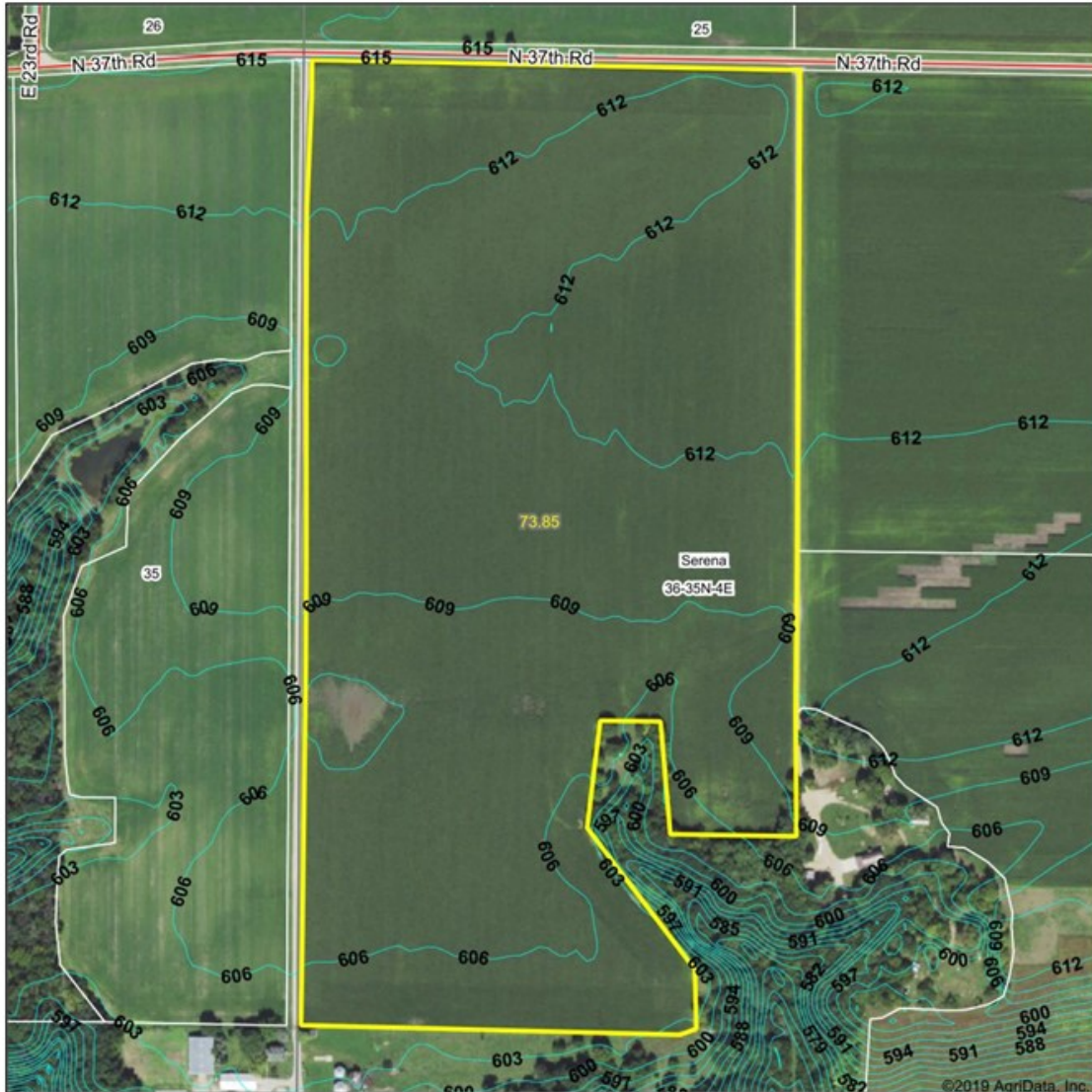
  

Panel	Effective Date	Acres	Percent
17099C0405F	7/18/2011	73.85	100%
<b>Total</b>		73.85	100%

Flood related information provided by FEMA

CONTOURS MAP 80 ACRE SERENA FARM, RUTLAND TOWNSHIP, LASALLE COUNTY, IL

Topography Contours



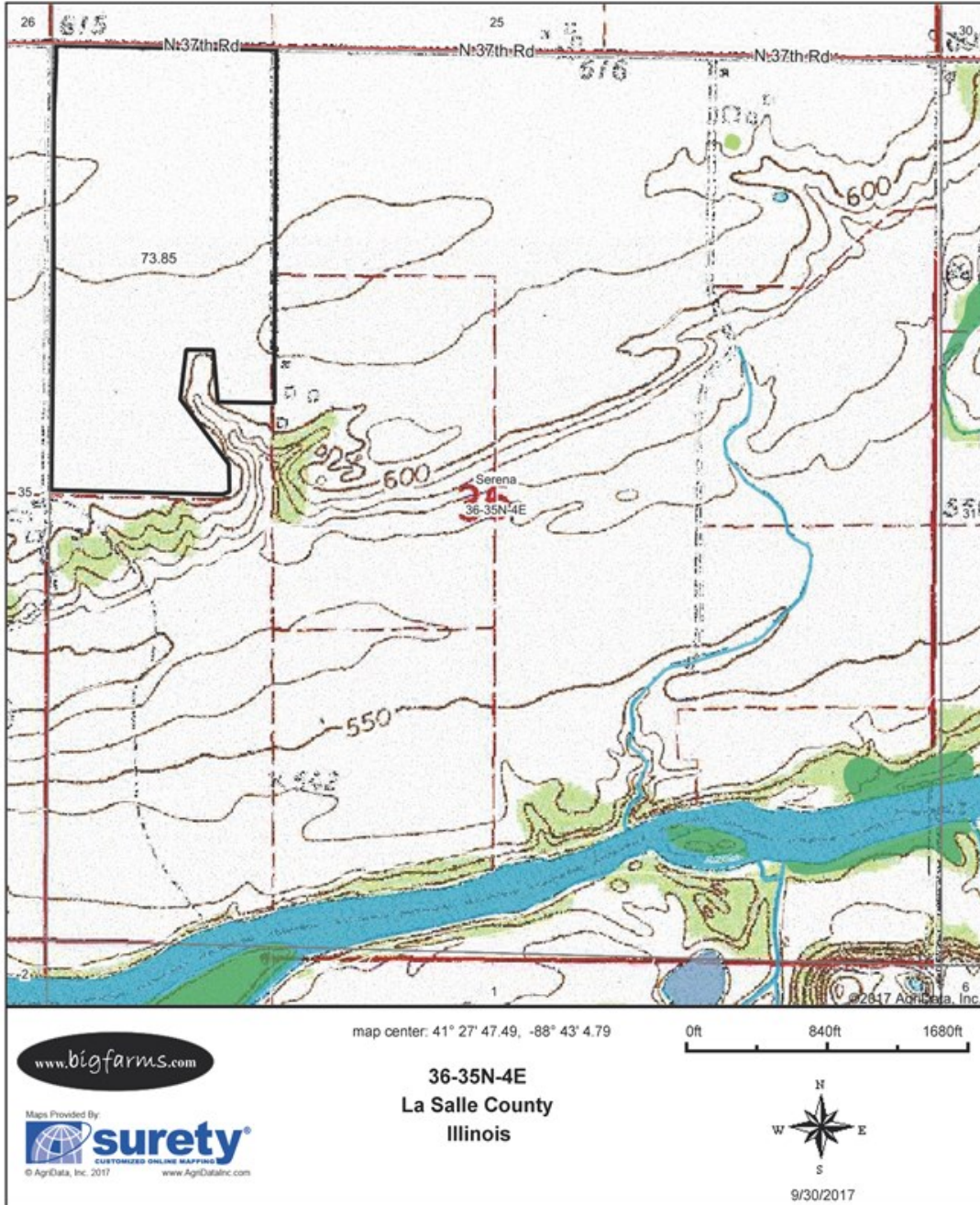
	<p>Source: USGS 10 meter dem</p>	<p>0ft      421ft      842ft</p>
	<p>Interval(ft): 3.0</p>	
<p>Min: 602.4</p>	<p>36-35N-4E</p>	
<p>Max: 614.6</p>	<p>6/29/2020</p>	<p>La Salle County</p>
<p>Range: 12.2</p>	<p>Map Center: 41° 27' 47.49, -88° 43' 4.79</p>	<p>Illinois</p>
<p>Average: 609.7</p>		
<p>Standard Deviation: 2.66 ft</p>		

Maps Provided By: **surety**
  
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Field borders provided by Farm Service Agency as of 5/21/2008.



TOPOGRAPHICAL MAP 80 ACRE SERENA FARM, RUTLAND TOWNSHIP, LASALLE COUNTY, IL

Topography Map

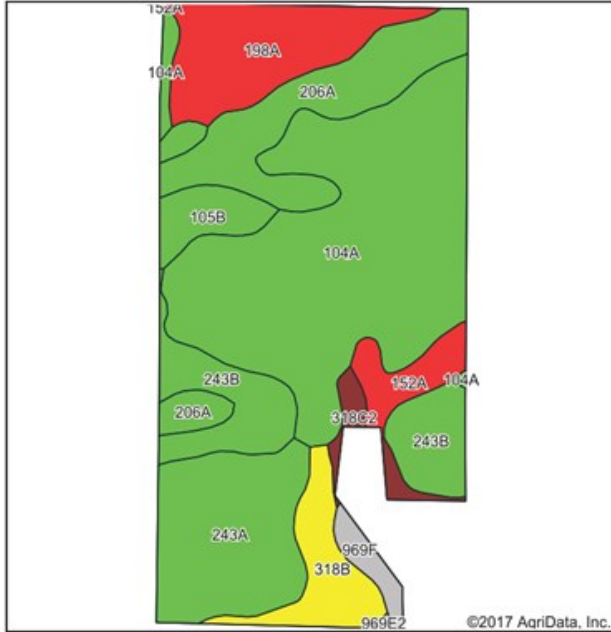


Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.



SOIL MAP 80 ACRE SERENA FARM, RUTLAND TOWNSHIP, LASALLE COUNTY, IL

Soils Map



State: Illinois  
 County: La Salle  
 Location: 36-35N-4E  
 Township: Serena  
 Acres: 73.85  
 Date: 9/30/2017



Soils data provided by USDA and NRCS.

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Area Symbol: IL099, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
104A	Virgil silt loam, 0 to 2 percent slopes	27.77	37.6%		182	56	132
243A	St. Charles silt loam, 0 to 2 percent slopes	9.90	13.4%		168	52	122
206A	Thorpe silt loam, 0 to 2 percent slopes	9.49	12.9%		170	55	126
198A	Elburn silt loam, 0 to 2 percent slopes	7.56	10.2%		197	61	143
**243B	St. Charles silt loam, 2 to 5 percent slopes	7.38	10.0%		**166	**51	**121
**318B	Lorenzo loam, 2 to 4 percent slopes	4.05	5.5%		**142	**47	**104
**105B	Batavia silt loam, 2 to 5 percent slopes	2.85	3.9%		**175	**54	**128
152A	Drummer silty clay loam, 0 to 2 percent slopes	2.34	3.2%		195	63	144
**318C2	Lorenzo loam, 4 to 6 percent slopes, eroded	1.25	1.7%		**133	**44	**98
**969F	Casco-Rodman complex, 20 to 30 percent slopes	1.19	1.6%		**94	**32	**71
**969E2	Casco-Rodman complex, 12 to 20 percent slopes, eroded	0.07	0.1%		**95	**32	**72
<b>Weighted Average</b>					<b>174.1</b>	<b>54.4</b>	<b>127</b>

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811  
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:  
<https://www.ideals.illinois.edu/handle/2142/11027/>

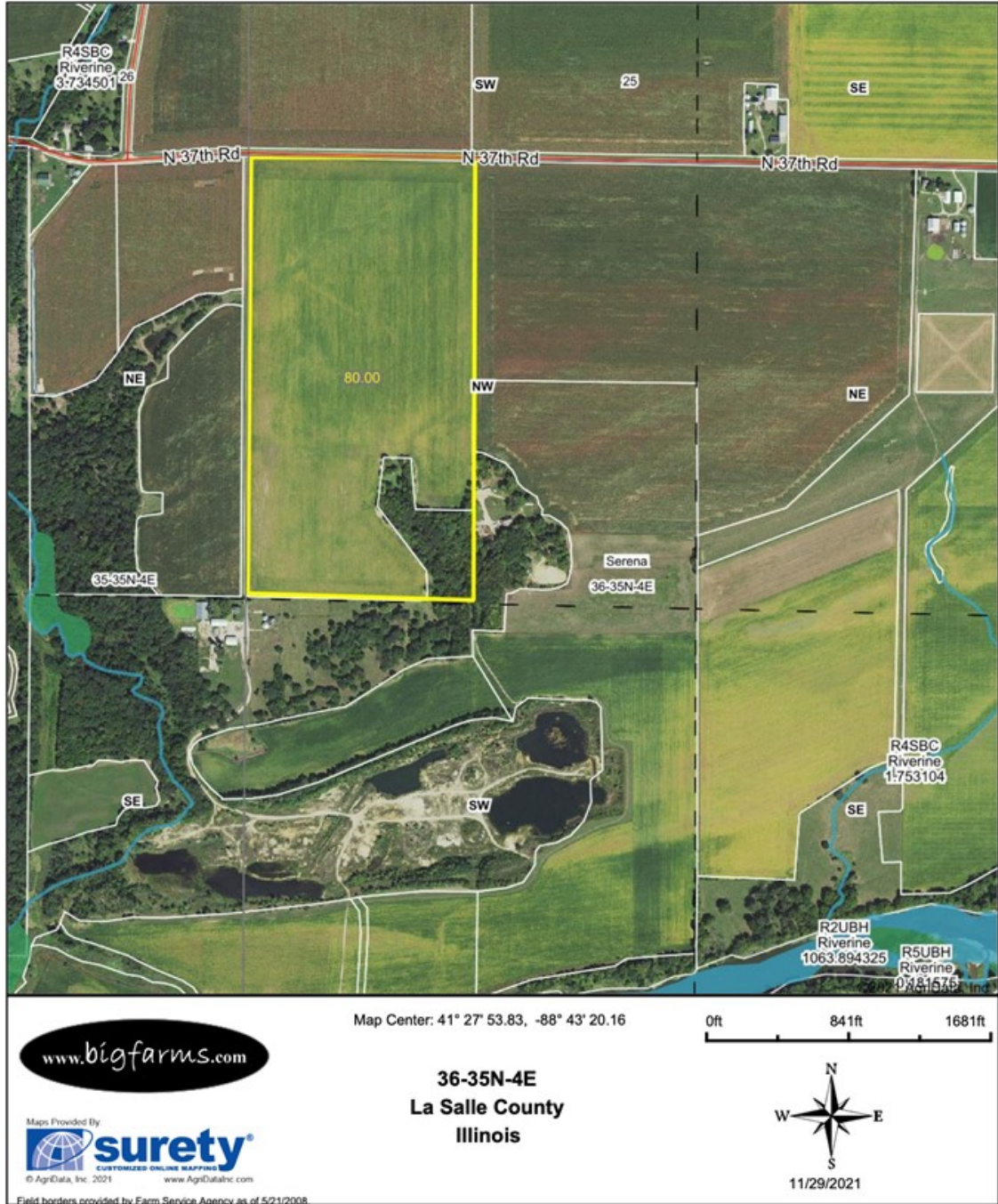
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

FSA MAP 80 ACRE SERENA FARM, RUTLAND TOWNSHIP, LASALLE COUNTY, IL

Aerial Map



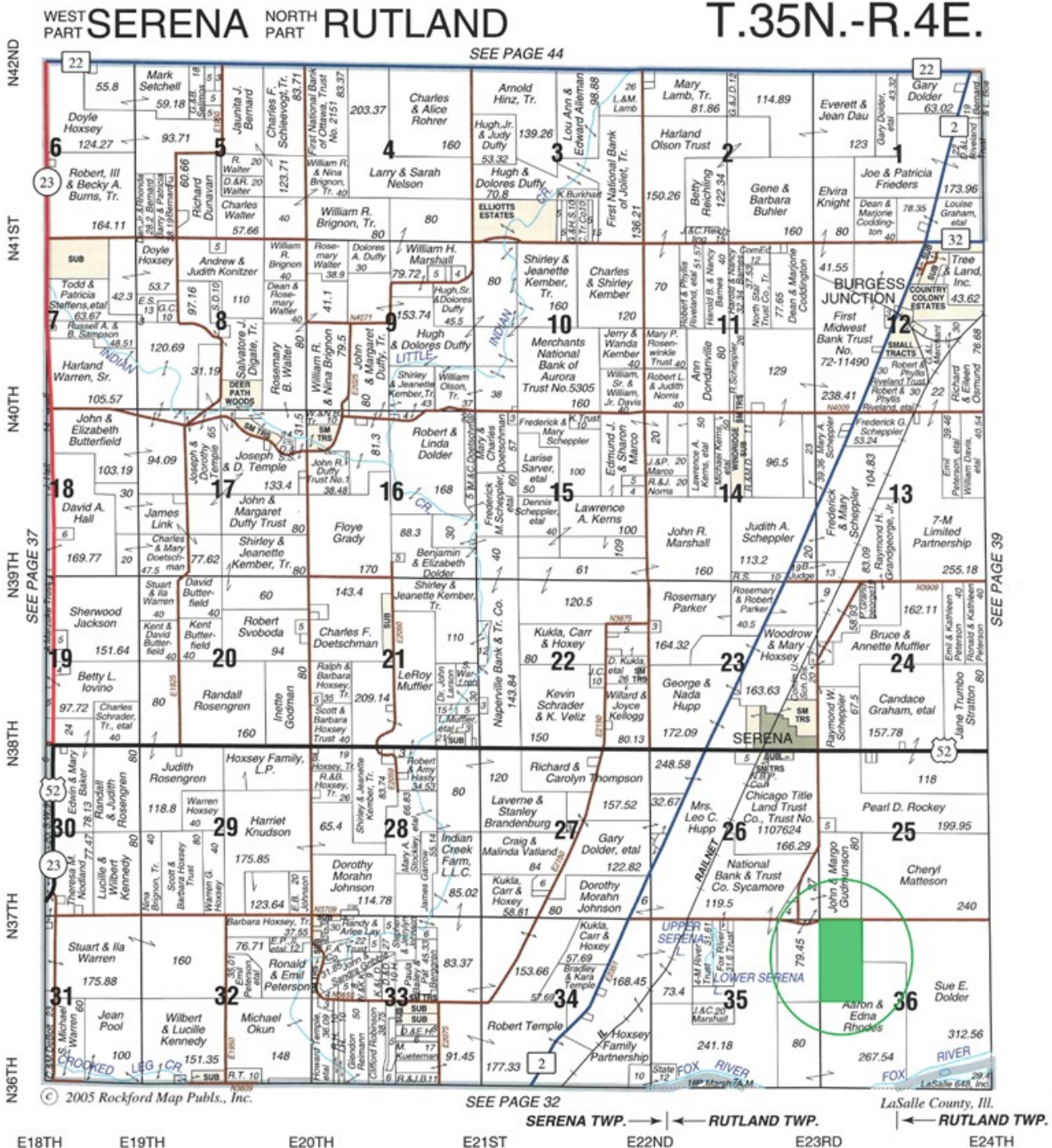


AERIAL MAP 80 ACRE SERENA FARM, RUTLAND TOWNSHIP, LASALLE COUNTY, IL





PLAT MAP 80 ACRE SERENA FARM, RUTLAND TOWNSHIP, LASALLE COUNTY, IL



Plat Map reprinted with permission of Rockford Map Publishers, Inc.

## MARK GOODWIN PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



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