

# SERENA FARM

Located East of Serena, IL, On Hoxsey Road

Section 23 Serena Township

LaSalle County, Illinois

Real Estate Taxes for 2024 = \$4,117.08 Estimated

80 Total Acres, Approximately 79 Tillable Acres

Surety Indicates PI of 142.5 on Total Acres

Open For 2025

Excellent Class "A" Grain Farm!

**Priced at \$1,360,000 / \$17,000 per acre**

**Soils Include:**

Elburn

Drummer

Plano



**Eric Bird, Managing Broker**

1688 Brandywine Lane

Dixon, IL 61021

815-288-0998 Phone

815-284-0298 Fax

815-973-6768 Cell

[ericbird2004@yahoo.com](mailto:ericbird2004@yahoo.com)

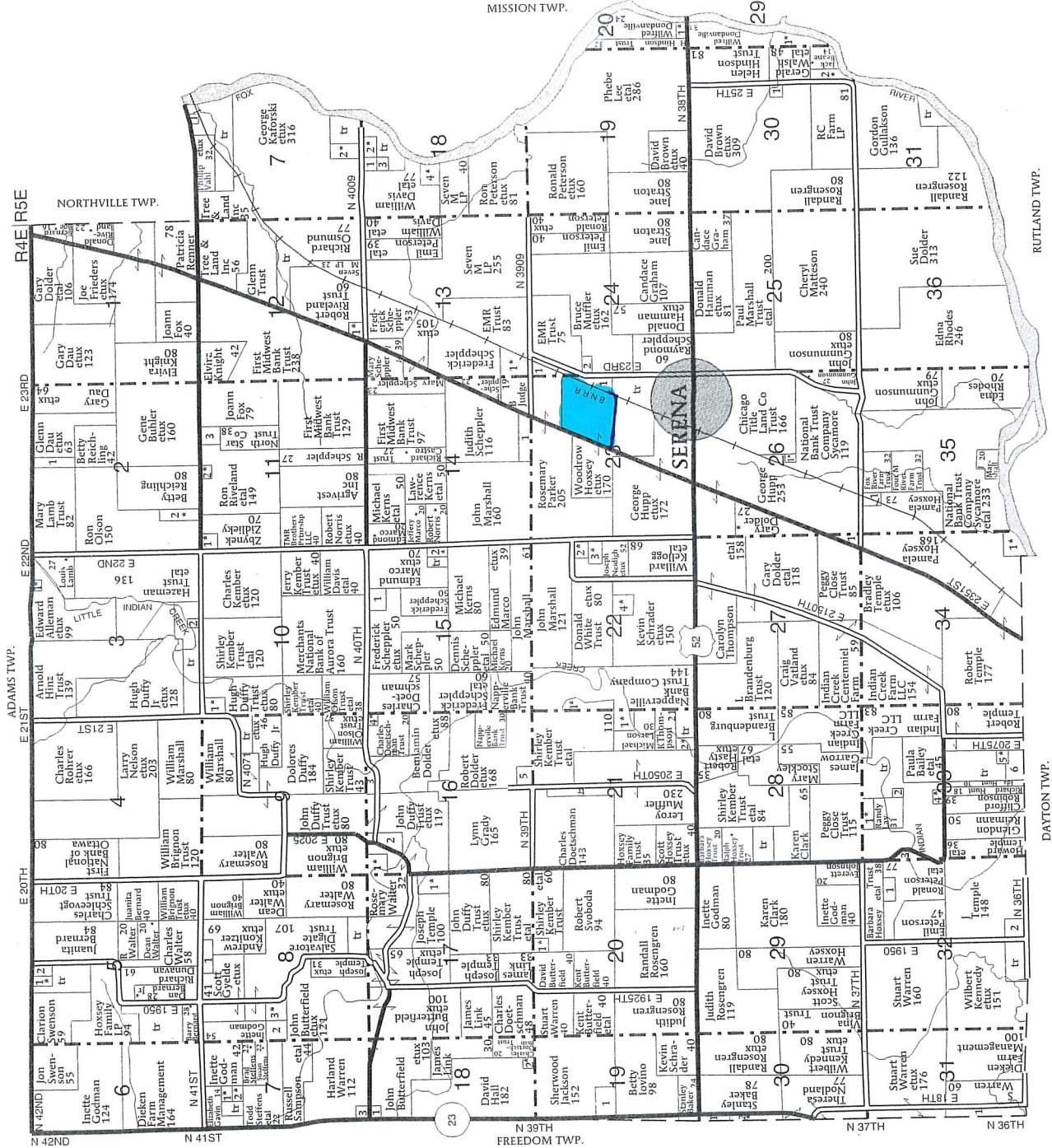
T-35-N

# SERENA PLAT

(Landowners)

R-4-5-E

MISSION TWP.



NORTHVILLE TWP.

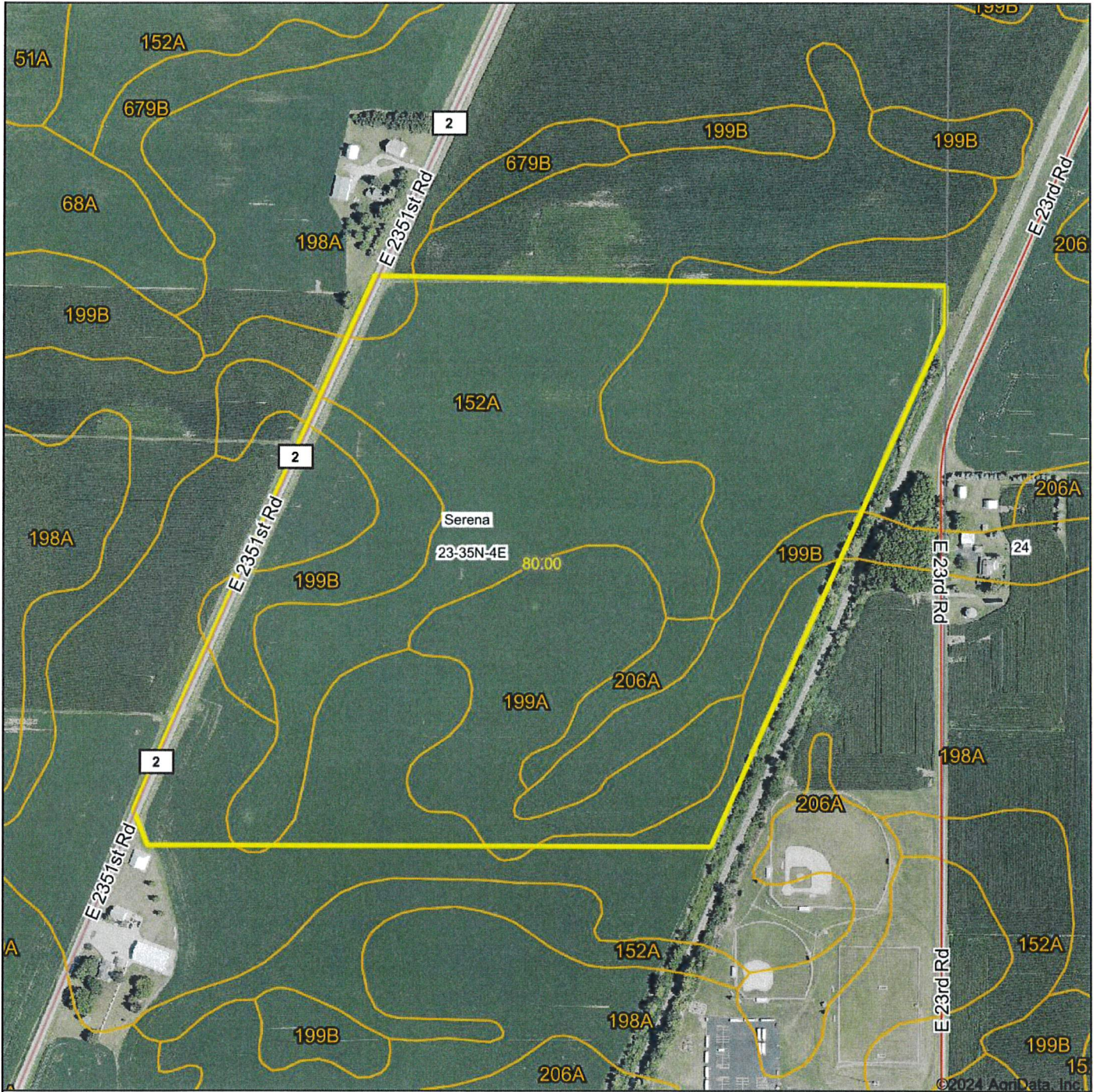
RUTLAND TWP.

FREEDOM TWP.

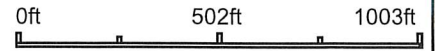
DAYTON TWP.



# Aerial Map



Boundary Center: 41° 29' 37.32, -88° 43' 59.34



**23-35N-4E**  
**LaSalle County**  
**Illinois**

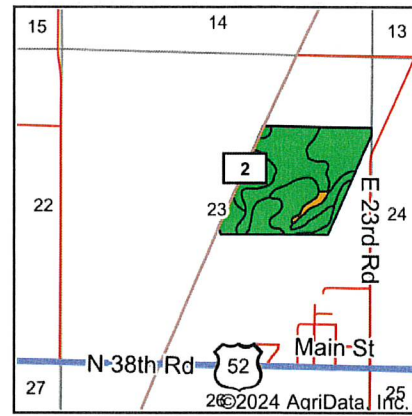
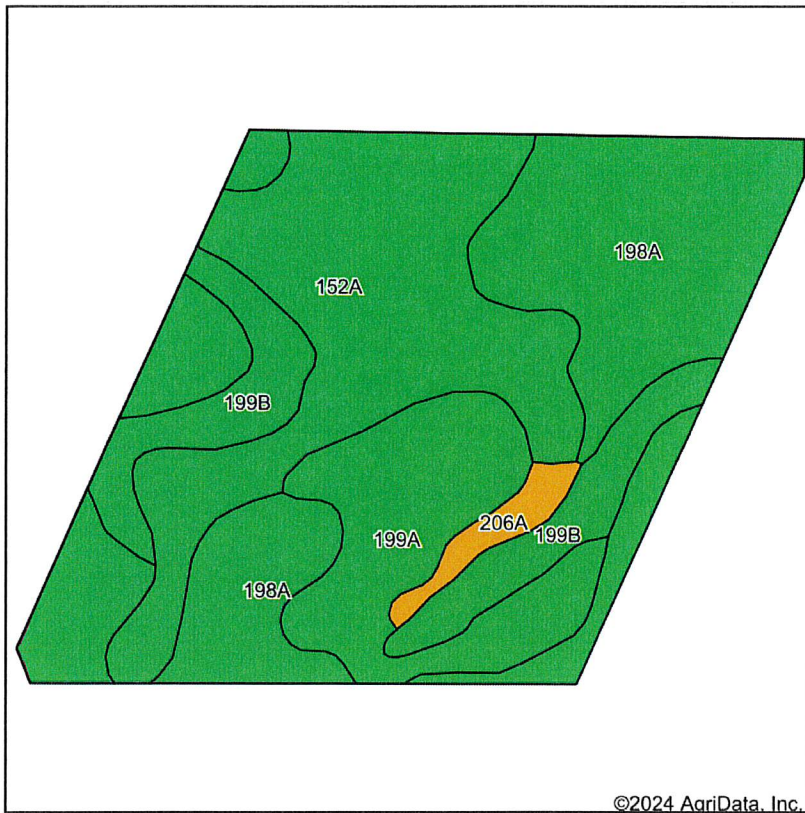


Maps Provided By:  
 **surety**<sup>®</sup>  
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6/29/2024



# Soils Map



State: **Illinois**  
 County: **LaSalle**  
 Location: **23-35N-4E**  
 Township: **Serena**  
 Acres: **80**  
 Date: **6/29/2024**



Soils data provided by USDA and NRCS.

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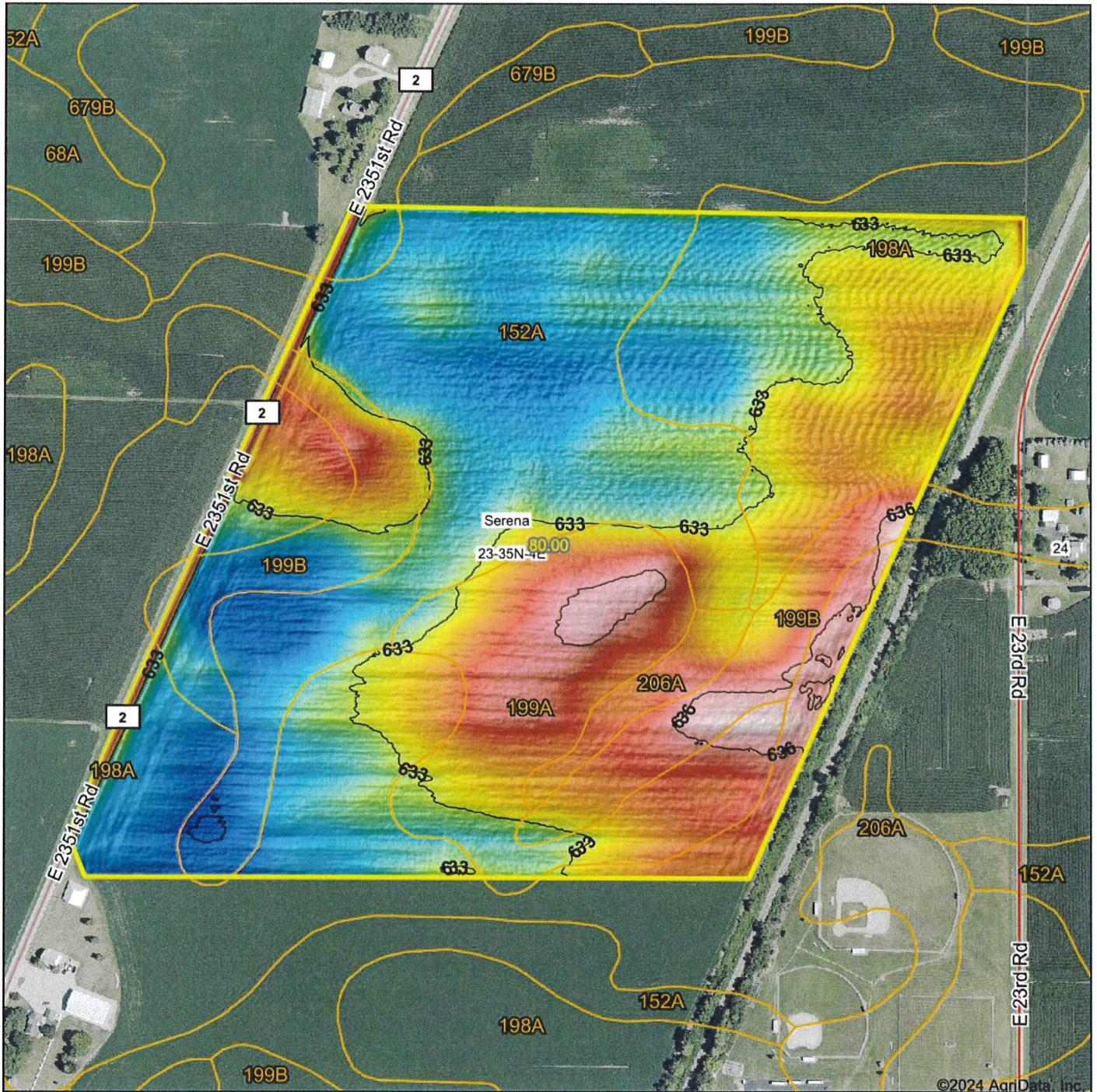
Area Symbol: IL099, Soil Area Version: 19								
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
198A	Elburn silt loam, 0 to 2 percent slopes	31.75	39.7%	■	197	61	74	143
**152A	Drummer silty clay loam, 0 to 2 percent slopes	23.90	29.9%	■	**195	**63	**73	**144
199A	Plano silt loam, 0 to 2 percent slopes	12.76	16.0%	■	194	60	74	142
**199B	Plano silt loam, 2 to 5 percent slopes	9.80	12.2%	■	**192	**59	**73	**141
206A	Thorp silt loam, 0 to 2 percent slopes	1.79	2.2%	■	170	55	66	126
<b>Weighted Average</b>					<b>194.7</b>	<b>61.1</b>	<b>73.4</b>	<b>142.5</b>

**Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture.** Publication Date: 02-08-2023  
 Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>  
 \*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

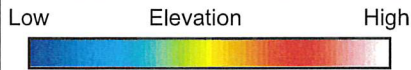
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



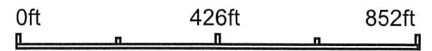
# Topography Hillshade



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Source: USGS 1 meter dem  
 Interval(ft): 3  
 Min: 629.8  
 Max: 636.9  
 Range: 7.1  
 Average: 633.0  
 Standard Deviation: 1.57 ft



**23-35N-4E**  
**LaSalle County**  
**Illinois**

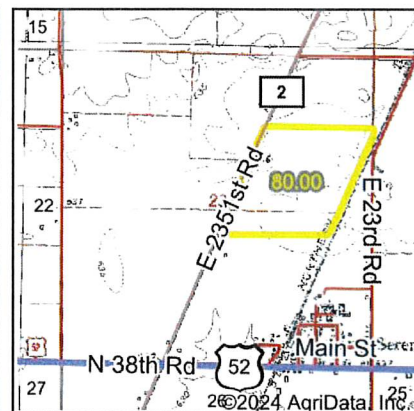
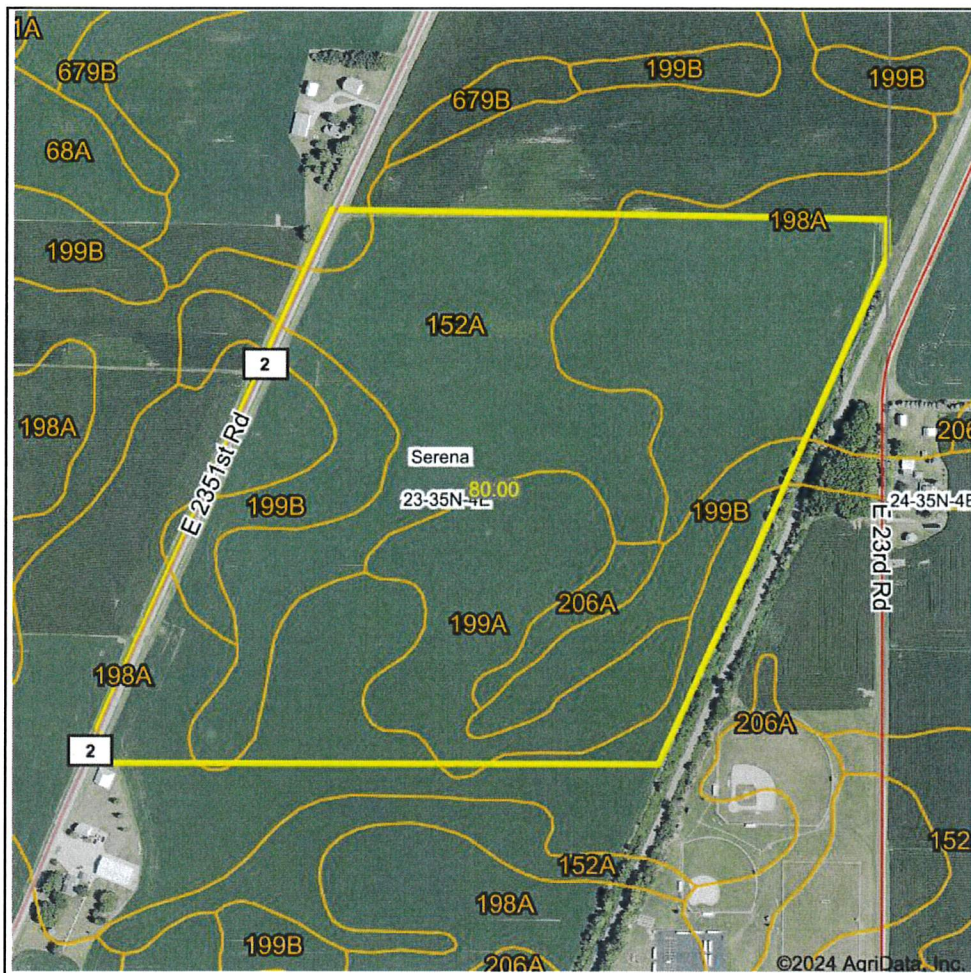
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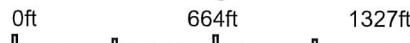


# Wetlands Map



State: **Illinois**  
 Location: **23-35N-4E**  
 County: **LaSalle**  
 Township: **Serena**  
 Date: **6/29/2024**

Maps Provided By:  
  
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Classification Code	Type	Acres
		Total Acres
		0.00

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