



MARQUETTE PROPERTIES, INC.

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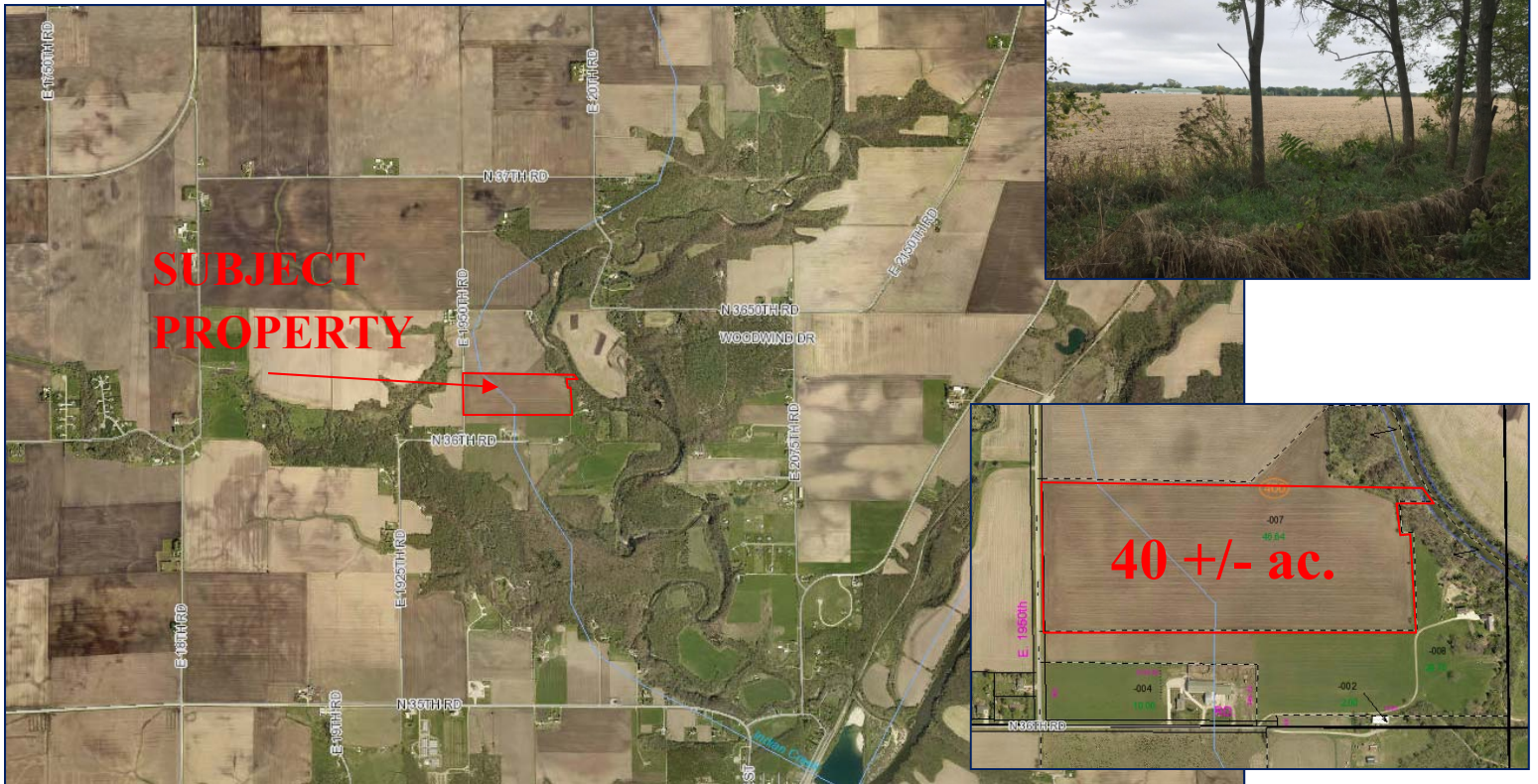
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FOR SALE

40 +/- Acres – Serena Twp, LaSalle Cty, IL

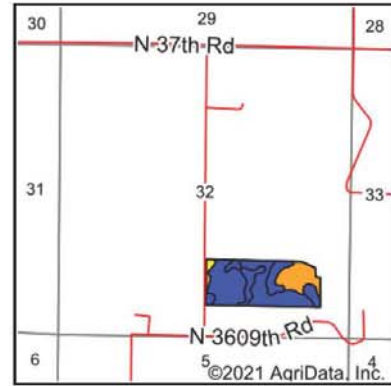
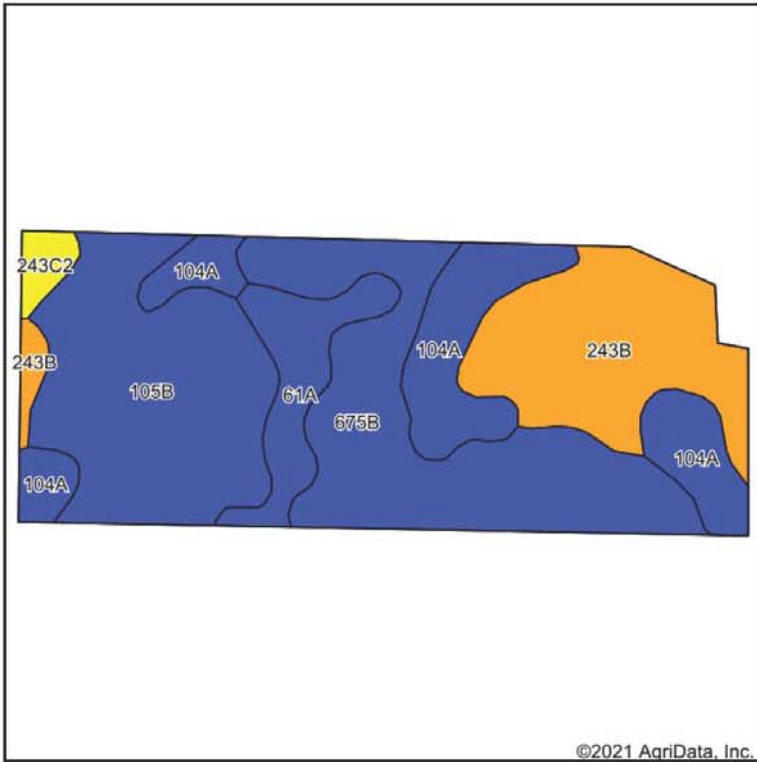
Acres: 40+/- ac.
Location: E. 1950th Rd. Serena IL. - LaSalle Cty
Price: \$11,000 per/ac
Taxes: \$1,088.54 (2020 - based on 46.64 ac.)
Productivity Index: 128.6

Comments: 40 +/- acres with access to the Indian Creek. Approximately 39 acres of tillable & 1 acre of timber/creek. Building allocation available through LaSalle Cty. Beautiful piece of property!



519 Franklin St. Suite 102
Morris, IL 60450
www.MARQUETTEPROPERTIES.com

Soils Map



State: Illinois
 County: La Salle
 Location: 32-35N-4E
 Township: Serena
 Acres: 38.59
 Date: 10/21/2021



Soils data provided by USDA and NRCS.

Area Symbol: IL099, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
**675B	Greenbush silt loam, 2 to 5 percent slopes	10.29	26.7%		FAV	**182	**57	**69	**96	0	0.00	**5.34	**133
**105B	Batavia silt loam, 2 to 5 percent slopes	10.21	26.5%		FAV	**175	**54	**67	**93	0	**5.71	0.00	**128
**243B	St. Charles silt loam, 2 to 5 percent slopes	7.87	20.4%		FAV	**166	**51	**64	**86	0	**5.09	0.00	**121
104A	Virgil silt loam, 0 to 2 percent slopes	6.64	17.2%		FAV	182	56	70	97	0	0.00	5.52	132
61A	Atterberry silt loam, 0 to 2 percent slopes	2.92	7.6%		FAV	182	56	71	98	0	0.00	5.52	132
**243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	0.68	1.7%		FAV	**156	**48	**60	**81	0	**4.78	0.00	**113
Weighted Average						176.4	54.6	67.6	93.2	0	2.63	2.79	128.6

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: <http://soilproductivity.nres.illinois.edu/>

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

a UNF = unfavorable; FAV = favorable

b Soils in the southern region were not rated for oats and are shown with a zero "0".

c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

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

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