

# Lay's Acres



**FOR SALE**  
**30± acres**  
**LaSalle Co., IL**



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Designated Agent for Seller



Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent of the seller. The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines.



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## Property Description

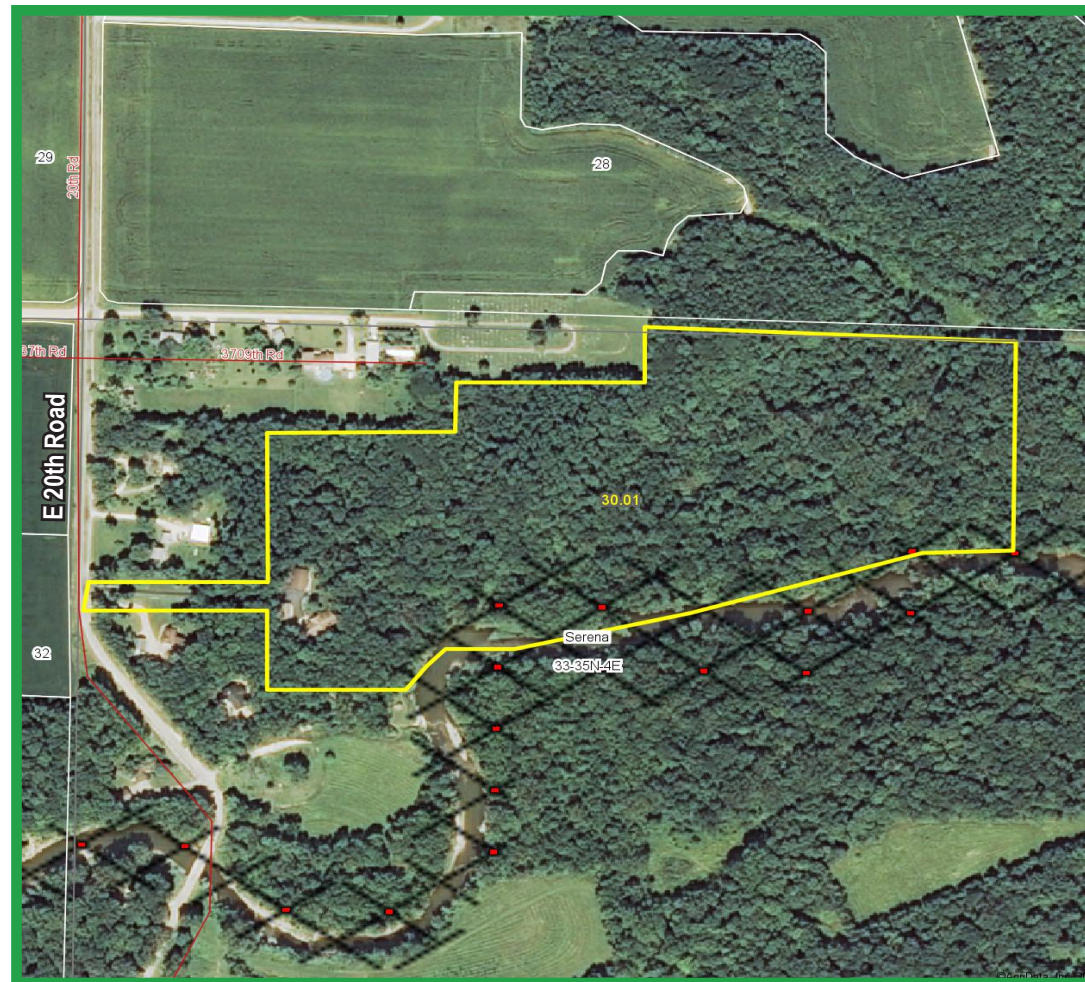
**Size:** 30± total acres of woods and building site  
**Location:** Appx. 4± miles southwest of Serena; 4± miles north of Wedron; 11± miles north of Ottawa. Street address is 3684 E. 20th Road, Ottawa, IL.  
**Legal:** Part of Section 33, Serena Township T35N , R4E, LaSalle County, Illinois  
**RE Taxes:** \$4,612.18  
**PIN:** 09-33-114-013, 09-33-114-014  
**Price:** ~~\$609,000~~ ~~\$655,000~~ \$649,900  
**Showing:** Please call to schedule an appointment  
**Main House:** 2,300 sq. ft. ranch home built in 1996, 3-bedroom, 2 full baths and 1 half bath, full basement with 7'8" ceilings and rough-in for 1 half bath, attached 26' x 26' 2-car garage; spacious master suite with 2 walk-in closets and master bath; kitchen & eating area have hardwood floors and walk-in pantry; great room with fireplace insert (wood burning stove with catalytic converter); casement Andersen windows; central vacuum system; 12' x 24' sunroom; 12' x 21' deck and 12' x 11' patio; blacktop driveway  
**Outbuildings:**  
 No. 1: 44' x 24' built in 1997, insulated with water service inside, concrete floor, 9' ceiling, exhaust fan and 200 amp service.  
 No. 2: 40' x 56' built in 1997, water hydrant outside of building, gravel floor, 12' sliding door, ceiling and exhaust fans and 100 amp service.  
**School Districts:** Harding Elementary School #2, Harding Middle School #2 and Serena High School #2





## Aerial Photo

30± acres  
 33-35N-4E  
 LaSalle County, Illinois



Maps provided by:



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## Property Photos



Lovely Back Porch



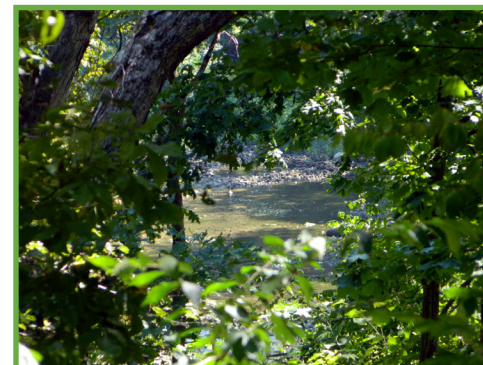
Livingroom



Open Kitchen



Shed



Serene Views



## Disclaimer

The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, such as, but not necessarily including or limited to, Seller, CFSA, and NRCS records and data, and information from other government agencies and offices. However, CAPS has not independently verified and does not guarantee the accuracy, completeness or sufficiency of this information. The prospective Buyer is, therefore, advised to independently confirm information provided herein, and any reliance upon this data is made at Buyer's own risk. Similarly, the past history of this property is no guaranty of future performance, which is subject to unpredictable variables such as weather management and operational skills, market factors and general economic conditions. Accordingly, CAPS does not assume, and hereby expressly disclaims, any responsibility for the future operating and investment results of the property.

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