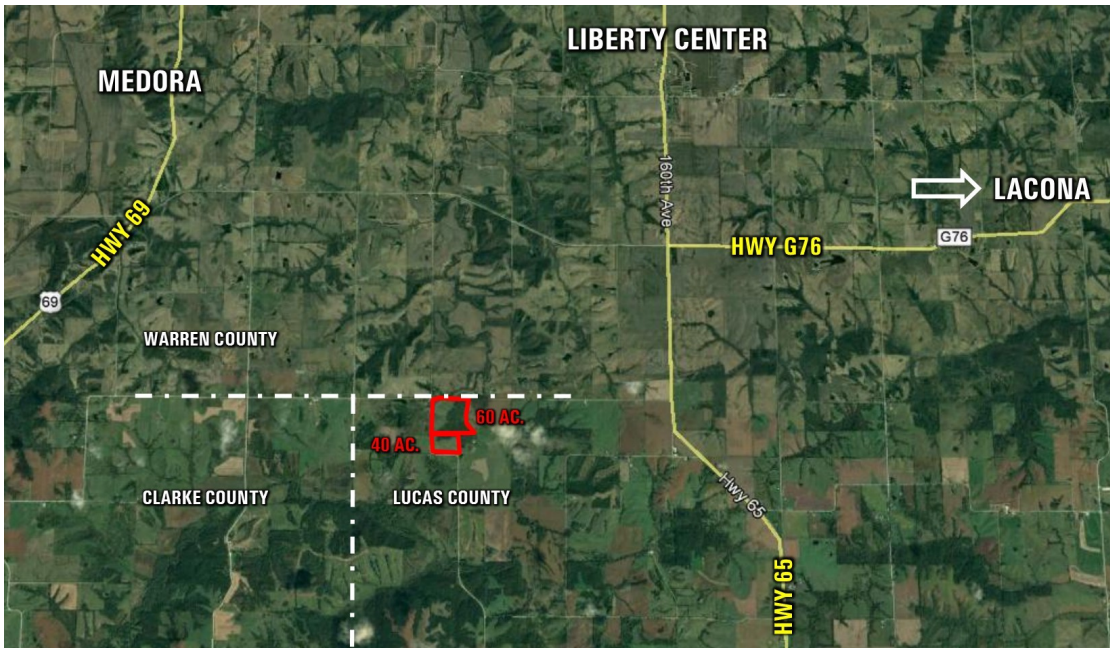


# LAND FOR SALE



## 40 ACRES M/L LUCAS COUNTY, IOWA



### LISTING #13781

**PRICE:** \$120,000 (\$3,200/Acre)

**DESCRIPTION:** 40 acres located just 1/4 mile south of the Warren County line in Lucas County. This 40 acre parcel has stunning views, 10 acres of timber, rural water already installed, electric is at the road, and is just two miles to Hwy G76. You cant beat the taxes in Lucas County either. Don't hesitate on this one or you will be too late. An additional 60 acres is also for sale.

**DIRECTIONS:** From Indianola travel south on Highway 69 for 13 miles to Hwy G76. Take Hwy G76 East for 3 miles to 138th St. Take 138th St. south for 2 1/4 miles to the farm.

**TAXES:** \$346 Annually

#### FARM PROGRAM INFORMATION:

Farm has been in pasture.

#### DARAN BECKER

C: 515.979.3498

O: 515.222.1347

Daran@PeoplesCompany.com

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