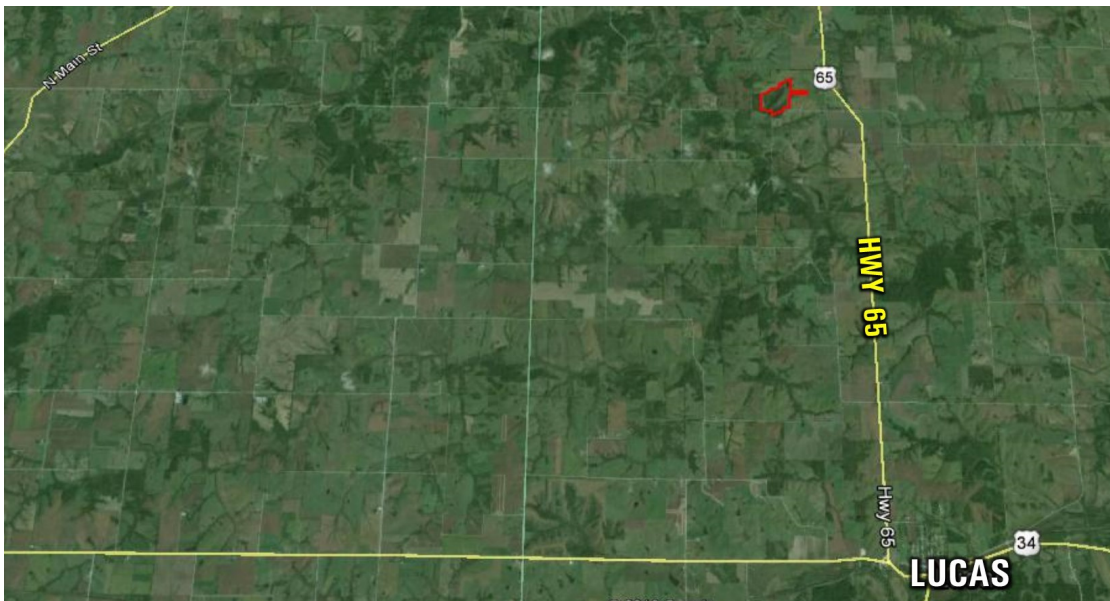
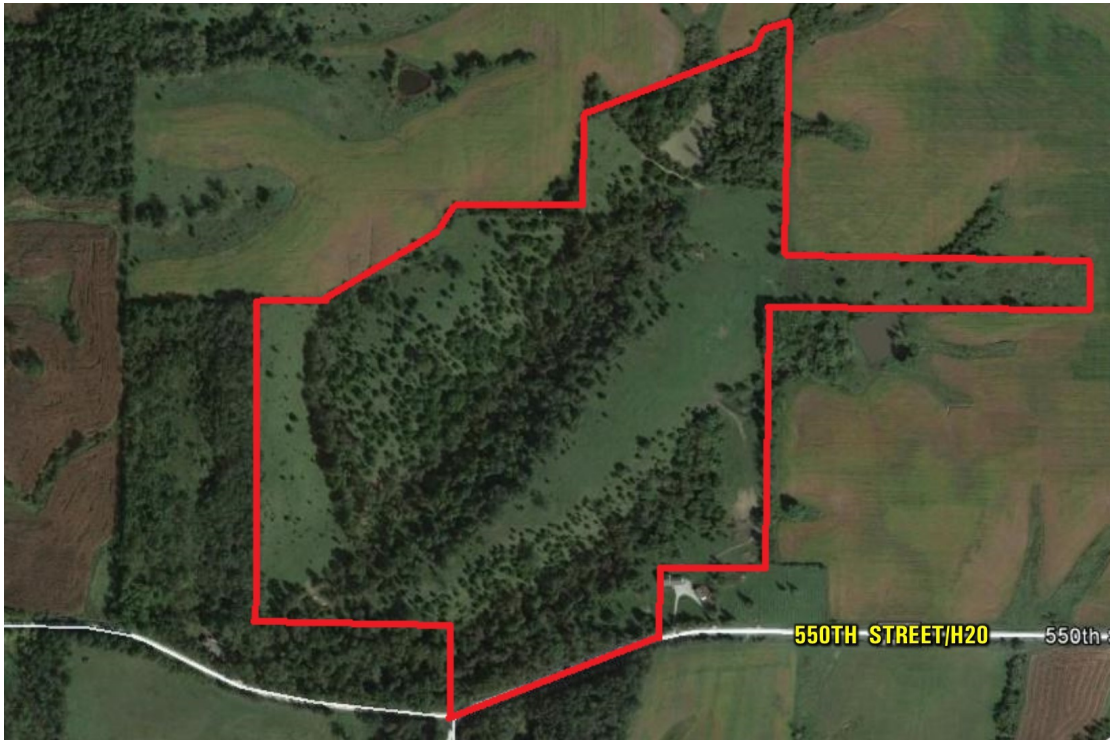


LAND FOR SALE



96 ACRES M/L LUCAS COUNTY, IOWA



LISTING #13610

PRICE: \$264,000 (\$2,750/Acre)

DESCRIPTION: Are you looking for all Types of recreation? Whitetail Deer, Turkey, 4 Wheeling, Horseback Riding, Fishing, Morrell Mushrooms, here is the 96 acre property you need. This property has long open ridges great for food plot development and deep hardwood draws for cover. There are plenty of oaks, Hickory, Walnut, and Cottonwood trees for excellent tree stand locations. Do you like to fish? There are two stocked ponds with access to a third pond that borders the property. The owners have developed a natural spring which feeds a cement water tank for year around wildlife watering. The deer trails look like cattle paths through this property. There are 51.08 FSA Cropland Acres on this farm that are currently in pasture. There is currently easement access but there is plenty of road frontage to add a driveway. Four wheeler/ horseback trails have been developed through the timber if you like motorized recreation. Bring your 4 wheelers and come take a look.

DIRECTIONS: From Indianola: Take Hwy 65 South for 20.3 miles. Turn right onto 550th St/ H20 and go 1 mile. The property is on the north or right side of the road. The easement access is between the barn and the cemetery. Future driveway would be west of the house.

DARAN BECKER

C: 515.979.3498

O: 515.222.1347

Daran@PeoplesCompany.com

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