

# 79 ac m/l in Lucas County, IA

## Southern Iowa Trophy Hunting & Recreational Tract

**\$233,050**  
\$2950/ac

### GENERAL INFORMATION

Sale Acres 79 ac m/l  
Topography Rolling Terrain  
Taxes \$782 (2015/16 payable)  
School District: Chariton Community

### RECREATIONAL OPPORTUNITIES

Whitetail Deer ATV  
Turkey Hiking  
Mixed Timber Hunting  
Bushy/Woolly Undergrowth  
Building Site Horseback Riding  
Food Plot Options 3.3 ac. Pond



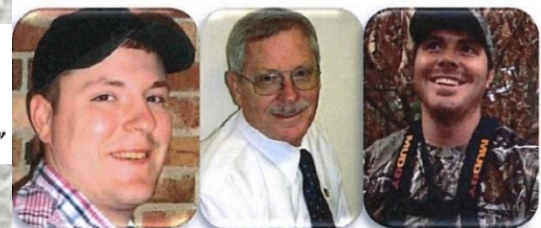
The above information, although believed to be correct, is not warranted or guaranteed by the owner, listing firm or listing agent.

Situated in low pressure area, on a secluded road with minimal access, this farm offers quality habitat for area whitetails & turkey. This rugged parcel lies in the middle of a major wildlife travel corridor through eastern Lucas & western Monroe Counties. This area carries an excellent quality deer herd & exceptional whitetails are harvested annually. Rolling terrain & bushy/woolly undergrowth & cedars with mixed timber provide gnarly cover across the farm. There are 2 developed food plots & endless opportunities to add more. Pretty location exists to build a cabin overlooking the attractive 3.3 acre pond. The combination of low hunting pressure, large contiguous neighboring tracts & the secluded location have been key to success for the current owner's family in harvesting some superb Iowa whitetails and turkeys.



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**THE "AMMONS" FAMILY**

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DIRECTIONS:  
 9 miles E of Chariton  
 IA on Hwy 34; turn S  
 on 330<sup>th</sup> Ave ½ mile;  
 Farm starts on W side  
 of road.



LEGAL:  
 78.8 acres; E ½ SE; Sec 35-72-20, Lucas Co Iowa  
 Exact legal to come from abstract.

