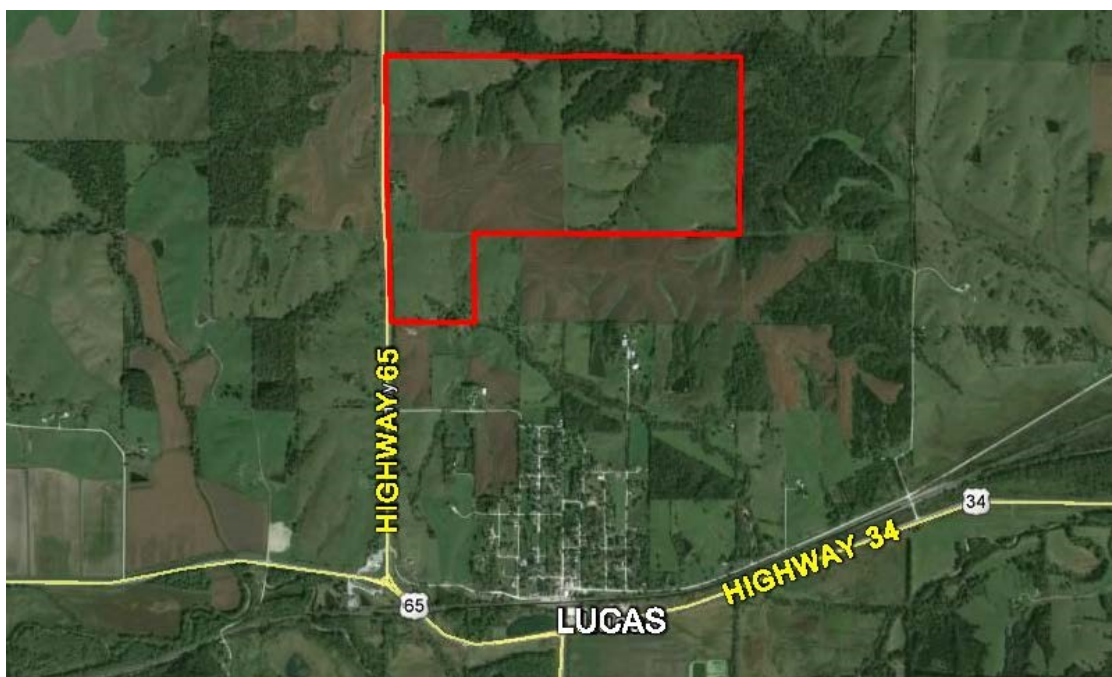
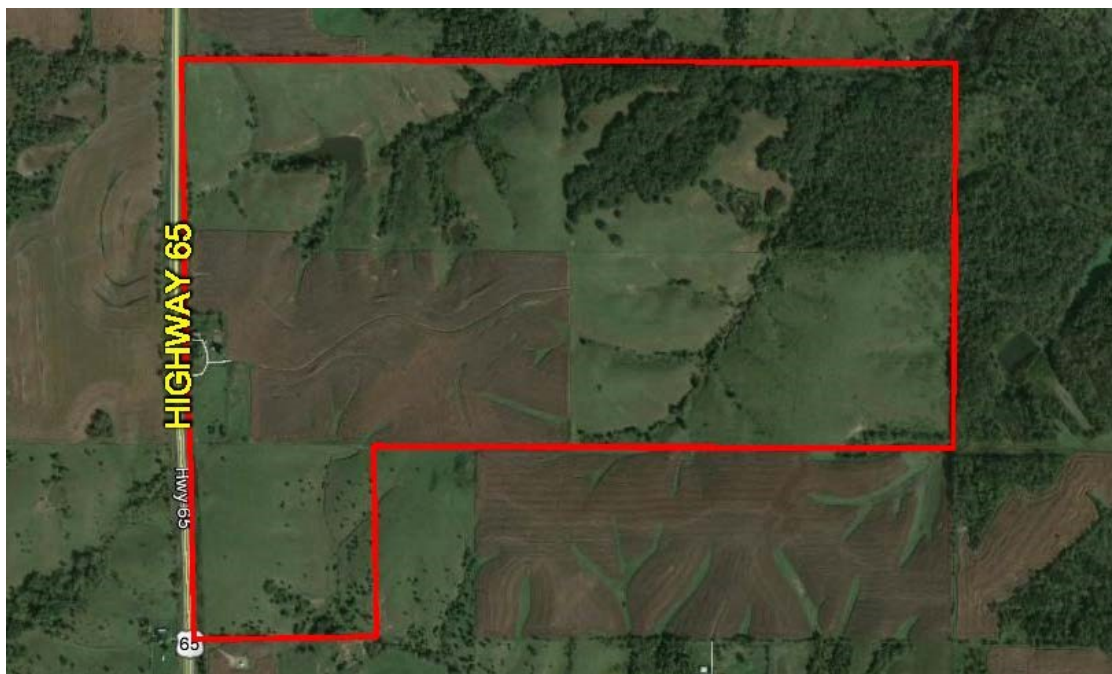


LAND FOR SALE



352 ACRES M/L LUCAS COUNTY, IOWA



LISTING #13523

PRICE: \$1,082,400
(\$3,750/Acre)

DESCRIPTION: Presenting 352 acres m/l Lucas County combination farm. This farm offers a great return with \$49,400 annual income from cash rent and house lease. The farm has 75 acres m/l in a corn and soybean rotation with a CSR of 45.4 (CSR2 - 48.3). Remaining acres are well fenced pasture with several ponds, and a good stand of hardwood timber with excellent deer hunting. This farm includes a nice 3 bedroom home built in 1947 with 1,361 square foot of living space. Farmland, pasture acres, and home are currently leased, buyer will be taking possession subject to tenant rights, contact listing agent for details on farm and home lease. Located in Sections 11 & 12 of Jackson Township, just north of Lucas, Iowa.

DIRECTIONS: From the corner of Highway 34 and Highway 65: Take Highway 65 north one mile. The property is located on the east side of Highway 65. Address is 50170 Highway 65, Lucas Iowa.

TAXES: \$3,984 Annually

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