

# LAND FOR SALE



## 210 ACRES M/L LUCAS COUNTY, IOWA

### LISTING #12770

PRICE: \$770,150

**DESCRIPTION:** Presenting 210 Acres m/l in Lucas County with beautiful country home. This is a great combination farm that sets up perfectly for the young farmer and cattleman. The land consist of 177.56 m/l FSA cropland acres, of which 38 m/l acres in row crop production with a weighted average CSR2 of 63.1, 11.16 acres m/l of Alfalfa, with the remaining acres being hay ground, pasture, and 3 ponds. This 210 acre tract offers the opportunity for a diverse stream of income from row crop, hay production and pasture. The land has newer fences on the perimeter as well as paddocks and interior fences setup for rotational grazing and separating cattle from hay ground. The house, built in 1924, has 3 bedrooms, 1 1/2 baths and 1,265 square foot of living space. It is a solid structure with many updates, yet still has the charm and character of homes built in the early 1900s. A complete set of outbuildings are also included, two car detached garage, machine sheds, cattle barn, and a large steel utility building to name a few. Access from both 575th Street and 130th Trail to the south. Located in sections 4 & 9 of Otter Creek Township, Lucas County IA.

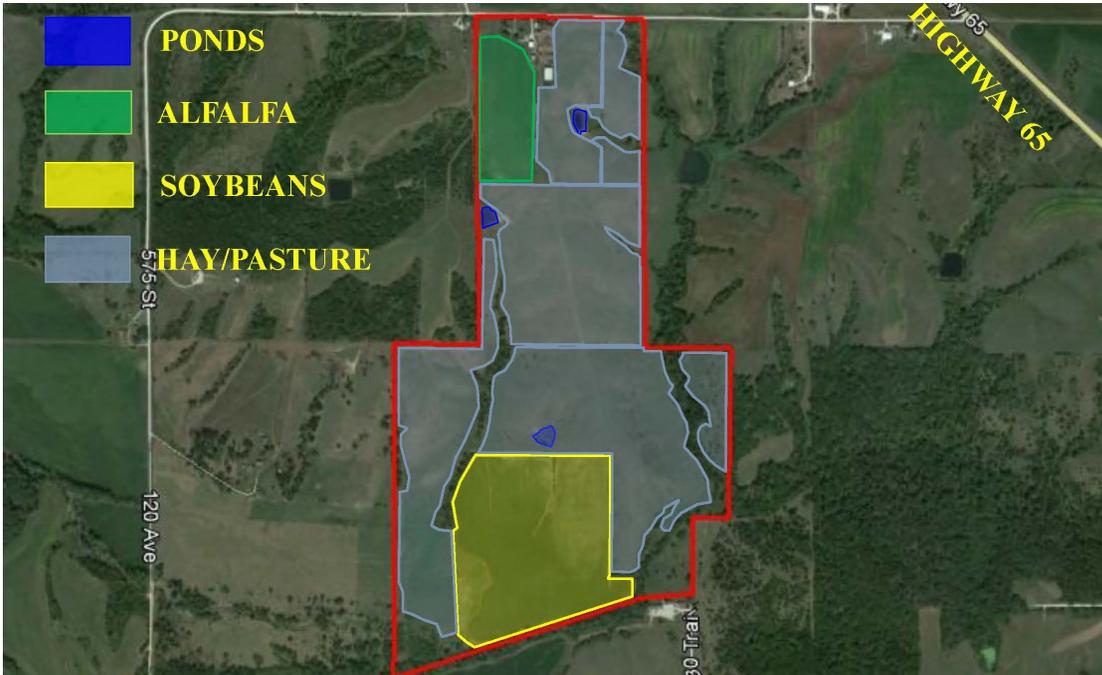
**DIRECTIONS:** From Lucas, IA at the corner of Highway 34 & Highway 65, Take Highway 65 north to 575th Street. Take 575th west one mile. The property is located on the south side of 575th St. Look for sign.

**TAXES:** \$3434 Annually

**FARM PROGRAM INFORMATION:**  
211.88 Acres Farmland 177.56 Acres Cropland Corn: 18.2 base acres with a DY of 95 and a CC Yield of 108. Beans: 20.1 base acres with a DY of 29 and a CC Yield of 35.

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