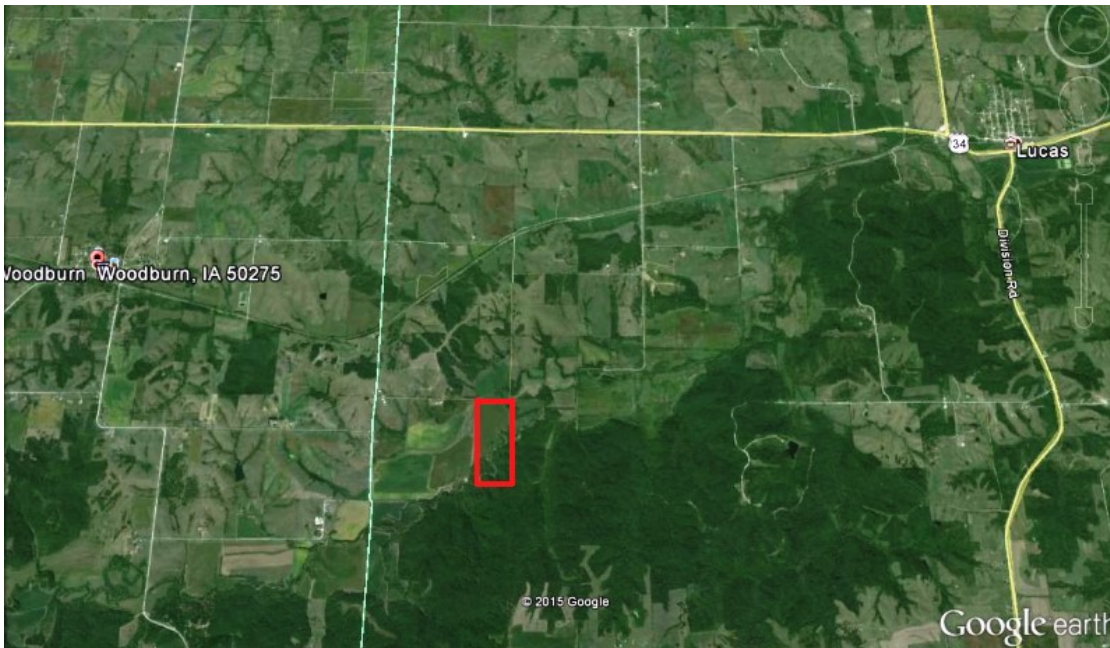


# LAND FOR SALE



## 80 ACRES M/L LUCAS COUNTY, IOWA



### LISTING #12489

**PRICE:** \$300,000 (\$3,750/Acre)

**DESCRIPTION:** Nice combination hunting farm with 50.01 crop acres carrying a CSR 2 of 65.6. Mature hardwood timber full of walnut and oak trees. The river runs through the property and Deer and Turkey are everywhere. Timber does back up to Stephans Forrest but it is secluded from the public. Neighbors watch the neighborhood very closely. Farm is rented on a 50/50 crop share basis with the neighbor. Cash rent option may be possible. Farm is on a dirt road so plan accordingly when walking the property.

**DIRECTIONS:** From Lucas: Take highway 34 west to 100th Ave (Clarke Lucas Ave) go south 1 mile to 480th St go east one mile to 110th go south on 110th (dirt road) to the corner of 110th and 467th. The property sets on the SW corner of 110th Ave and 467th St. From Woodburn: Go south out Woodburn on 320th Ave go west on Garst St to Clarke/Lucas Ave go north on Clarke Lucas Ave 467th St take 467th St east to the property.

**TAXES:** \$718 Annually

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