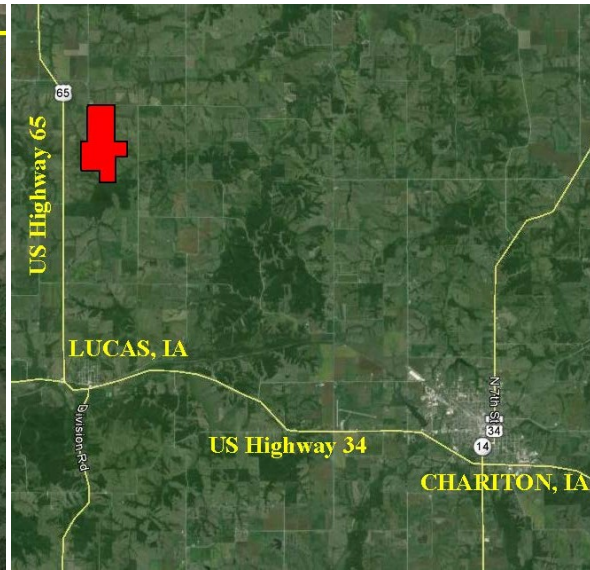
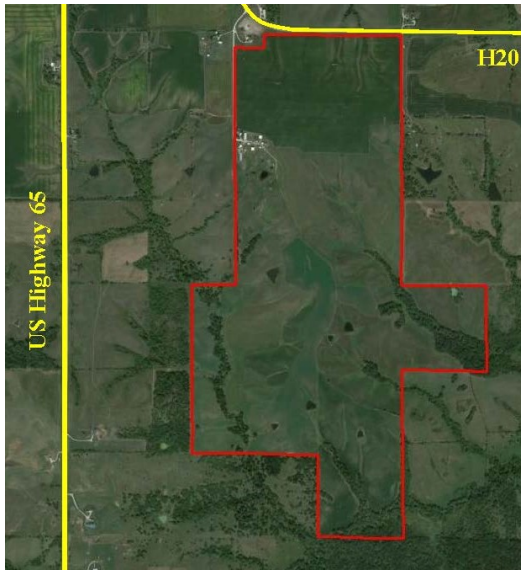


LAND FOR SALE



520 ACRES M/L LUCAS COUNTY, IOWA



LISTING #12247

PRICE: \$1,924,000 (\$3,700/Acre)

DESCRIPTION: Presenting 520 acres m/l in Lucas County Iowa for sale. This diverse property consist of 436.92 FSA tillable acres, of which 125 m/l acres in row crop production with a weighted average CSR2 of 62.4 (CSR 58.2), 168.9 acres of CRP paying \$22,688 annually expiring in 2025, 150 acres m/l in Alfalfa with the remainder in grass waterways, timber and ponds. A full set of buildings and grain bins are included. The farm has plenty of recreational opportunities including deer, turkey, and pheasant hunting as well as fishing in the 9 stocked farm ponds. This large contiguous track offers the opportunity for a diverse combination of income streams from row crop, hay ground and CRP. The land has been meticulously cared for with newer fences and several water sources making it great for a large cattle operation.

DIRECTIONS: From Interstate 35 in Osceola: Take Highway 34 east to Lucas, IA. Take Highway 65 North to H20. Take H20 east to 150th Ave. Take 150th south to the property.

TAXES: \$7,790 Annually

FARM PROGRAM INFORMATION: 435.73 Cropland Acres Corn: 205.4 Base acres with a DY and CC Yield of 95 Beans: 9.0 Base acres with a DY and CC Yield of 29

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