

\$3431
PER
ACRE

LAND AVAILABLE



Property Information

Presenting 160 acres m/l in Lucas County in the heart of big deer country. This property showcases large timber with open fields for wildlife grazing and food plots. This recreational farm is secluded in the southern part of Lucas County with a tremendous amount of wildlife. Access to the property is along a county road with gates at both ends. Offering water, cover, and food for wildlife, this is sure to be a high-producing game farm. In addition to the recreational aspect of this farm, it also offers income potential. With just over 80 acres currently in row crop and an FSA tillable base of 106 acres, this farm truly offers the best of both worlds. It is located in Section 25 of Benton Township, ten miles south of Chariton in Lucas County.

Farm Details

- 109.73 DCP Cropland acres
- Corn base: 8 acres with PLC Yield of 101
- Current conservation plan offers corn, soybean, and meadow rotation
- CSR2: 46.50
- Net taxes: \$2,122.00



Directions

From Chariton, Iowa, travel south on Highway 14 south for approximately five miles. Turn east onto 430th Street/County Highway H50 and travel 2.5 miles. Turn south onto 255th Avenue/County Highway-S43 and travel one mile. Turn east onto 417th Street and travel 1.5 miles. Turn south onto 270th Avenue and travel one mile. Turn east onto 410th Street and travel 0.5 miles. The property will be on the north side of the road.

160 M/L ACRES LUCAS CO.

FOR MORE
INFORMATION:

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