

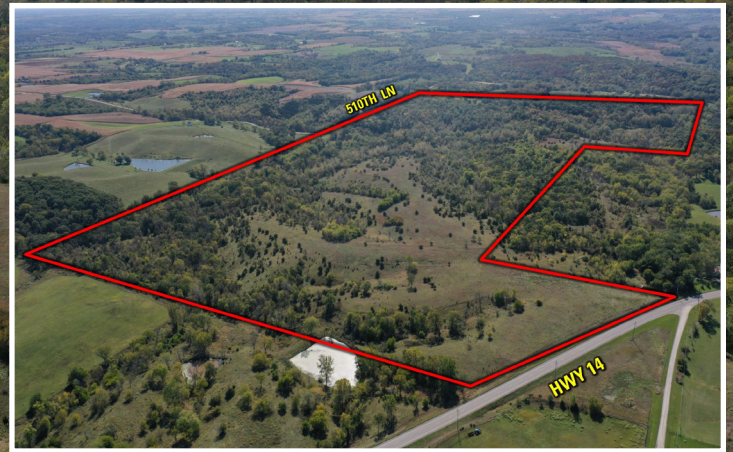
HUNTING GROUND IN LUCAS COUNTY AVAILABLE!



PRICE : \$763,840

PRICE PER ACRE: \$3,500

NET TAXES: \$2,188



Peoples Company is pleased to offer 218.24 acres m/l of some of the best hunting ground in Lucas County and its on pavement. This property has it all, hardwood timber, ponds, tillable ground with plenty of locations for food plots. The farm is located just 5 miles North of Chariton, Iowa or 21 miles South of Knoxville, Iowa on Highway 14. If you are looking to build, the views are amazing and water and electric are at the road. A second road access to the Southeast corner of the property is on 510th Lane which allows for getting to your tree stand undetected. There are 100.24 acres of FSA tillable ground that was in CRP but has not been farmed since the contract expired and with a little work this could be brought back into production for added income. The fences are in good condition. Come take a look!

Directions:

Highway 14, Chariton , IA 50049

From Chariton, Iowa: Head North along Highway 14. The property will be on your right after approximately 5 miles.

From Knoxville, Iowa: Travel South on Highway 14. Travel 20 miles and the property will be on the left.

Contact:

Daran Becker | 515.979.3498

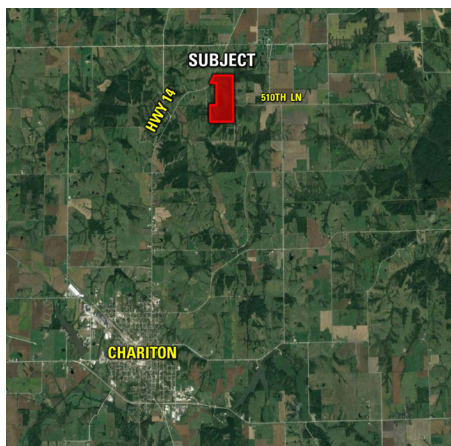
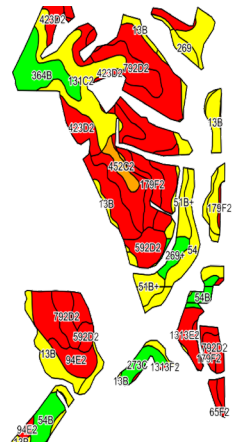
Daran@PeoplesCompany.com

Listing #15206

218.24 ACRES M/L

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
179F2	Gara clay loam	20.09	20.0%		11
792D2	Armstrong clay loam	13.20	13.2%		5
54	Zook silty clay loam	9.39	9.4%		68
131C2	Pershing silty clay loam	8.65	8.6%		62
13B	Zook-Olmitz-Vesser complex	8.53	8.5%		68
423D2	Bucknell silty clay loam	5.44	5.4%		6
1313E2	Munterville silty clay loam	5.19	5.2%		22
364B	Grundy silty clay loam	5.03	5.0%		72
51B+	Vesser silt clay loam	4.48	4.5%		69
54B	Zook silty clay loam	3.84	3.8%		71
592D2	Mystic clay loam	3.76	3.8%		10
179E2	Gara clay loam	3.54	3.5%		23
94E2	Mystic-Caleb complex	3.05	3.0%		17
273C	Olmitz loam	1.82	1.8%		77
452C2	Lineville silt loam	1.52	1.5%		46
269+	Humeston silt loam	1.34	1.3%		72
			Weighted Average		36.8



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