



358
ACRES M/L

RECREATIONAL LAND AVAILABLE
LUCAS COUNTY, IOWA

24800 430TH, CHARITON, IA 50049 | LISTING #14121



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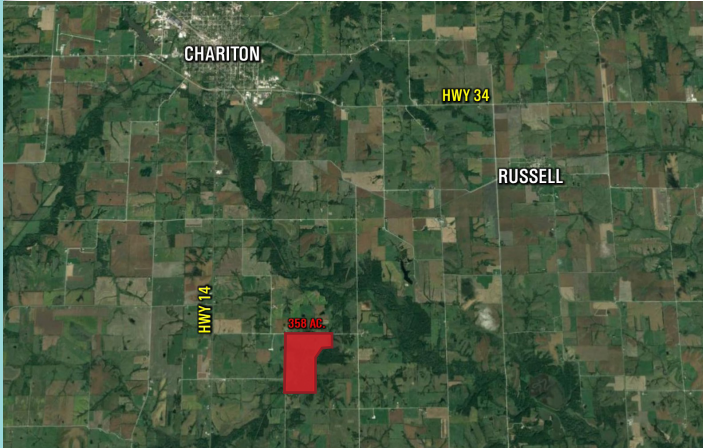
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Located 5 miles South of Chariton this property offers a once in a lifetime opportunity to purchase one of the most outstanding recreational properties in Iowa. This exceptional 358 acres represents a lifetimes' work to create premium large game and waterfowl, unlike any other property in Iowa. This property offers 2 marshes both designed to create some of the best waterfowl hunting you will ever find. Trails have been maintained throughout the property to give easy access to prime white tail country in Iowa. Each trail has been strategically planned out to give high accessibility to the densely populated white tail areas. Property offers access off county gravel road with a level B road running along west border to give access to back side of farm. Border and road fences have been maintained or built new as needed. Property offers CRP in 4 separate contracts with approximately 10 acres of food plots throughout the property offering food sources to maintain all the wildlife. It would be impossible to outline all of the outstanding aspects that this property offers.

Home and buildings also offer great opportunity. Built in 1995, the home is just over 2,300 sq/ft all on one level. The views out the front window are breathtaking. Overlooking the large marsh it is better than owning a lake house. Home offers 4 bedrooms and 3 baths. Large kitchen and living area with windows overlooking the marsh. Furthermore, the home offers 2 car attached garage and other outbuildings for storage and/or shop area. Property also includes a number of smaller buildings for storage. Layout of the home would make a nice layout for private hunting lodge, weekend get away, or wonderful retirement home. This is unlike any other property you will find and offers opportunities like none other.

IMPROVEMENTS

Home, Buildings, Fence, Marsh



DIRECTIONS

From Chariton Iowa go South on HWY 14 4 miles. Turn East on 430th St and travel 1.5 miles to corner of 430th and 242nd Ave. Property will start on South side of road.

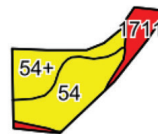
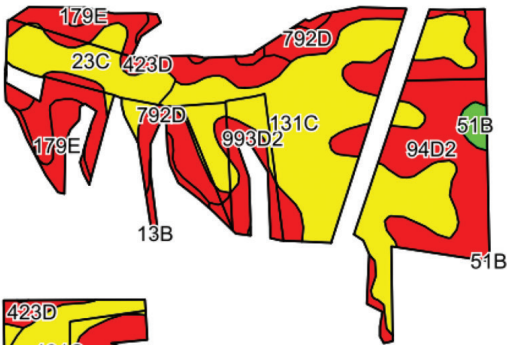


FARM DETAILS

96.04 tillable acres with 62.58 CRP acres in 4 contracts

1. CRP: 46.83 acres expiring 9/30/23 annual contract payment \$7,513.00
2. CRP: 9.19 acres expiring 9/30/23 annual contract payment \$1,932.00
3. CRP: 4.96 acres expiring 9/30/25 annual contract payment \$786.00
4. CRP: 1.6 acres expiring in 9/30/33 annual contract payment \$230.00

Total annual CRP payment: \$10,461



TILLABLE SOILS CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
131C	Pershing silt loam	25.97	34.2%	65	65
94D2	Mystic-Caleb complex	10.80	14.2%	29	29
792D	Armstrong loam	7.88	10.4%	28	28
179E	Gara loam	5.92	7.8%	24	24
993D2	Gara-Armstrong complex	5.15	6.8%	32	32
423D	Bucknell silty clay loam	5.14	6.8%	12	12
23C	Arispe silty clay loam	4.88	6.4%	66	66
792C	Armstrong loam	3.88	5.1%	35	35
54	Zook silty clay loam	2.76	3.6%	68	68
54+	Zook silt loam	1.93	2.5%	68	68
7177	Lawson-Nodaway-Colo complex	1.03	1.4%	5	5
51B	Vesser silt loam	0.65	0.9%	75	75
Weighted Average					45



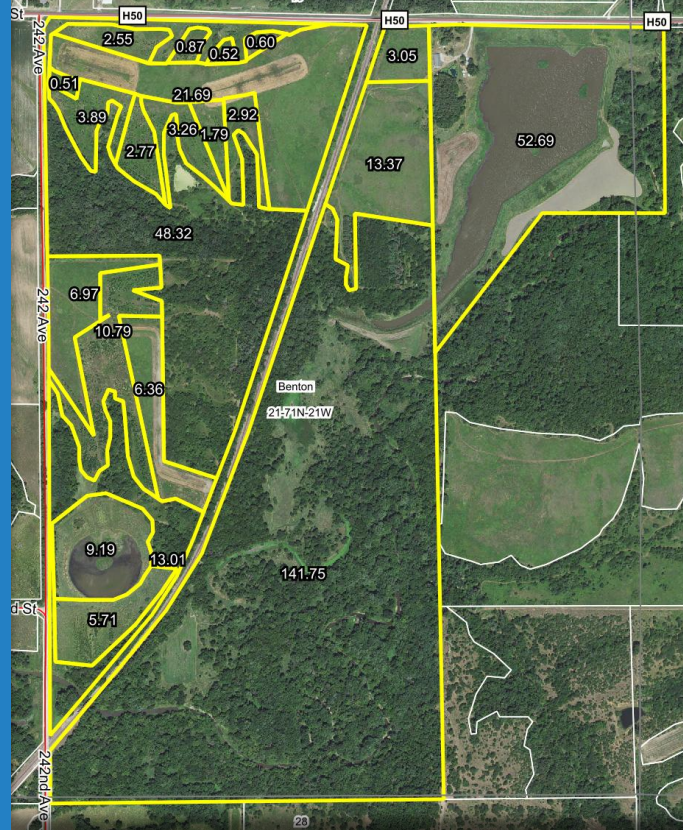
FEATURES

Style: Ranch
School District: Chariton
Living SF: 2315
Sewer: Septic
Water: Rural
Bedrooms: 4
Bathrooms: 3
Heating: Gas Forced Air
Cooling: Central
Garages: 2 Car Attached
Exterior: Earth Berm
Roof: Metal
Driveway: Gravel
Foundation: Wood



PRICE: \$1,375,000





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