

77.74
ACRES M/L
LISTING #14218

LUCAS
COUNTY, IA
PROPERTY ADDRESS
290TH AVENUE, CHARITON, IA 50049

\$268,203





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DESCRIPTION

Great 77.74 m/l acre combination farm in Lucas County, IA. This farm features 55.5 FSA tillable acres, lots of big hardwood timber, one pond, and a lot of newer fencing.

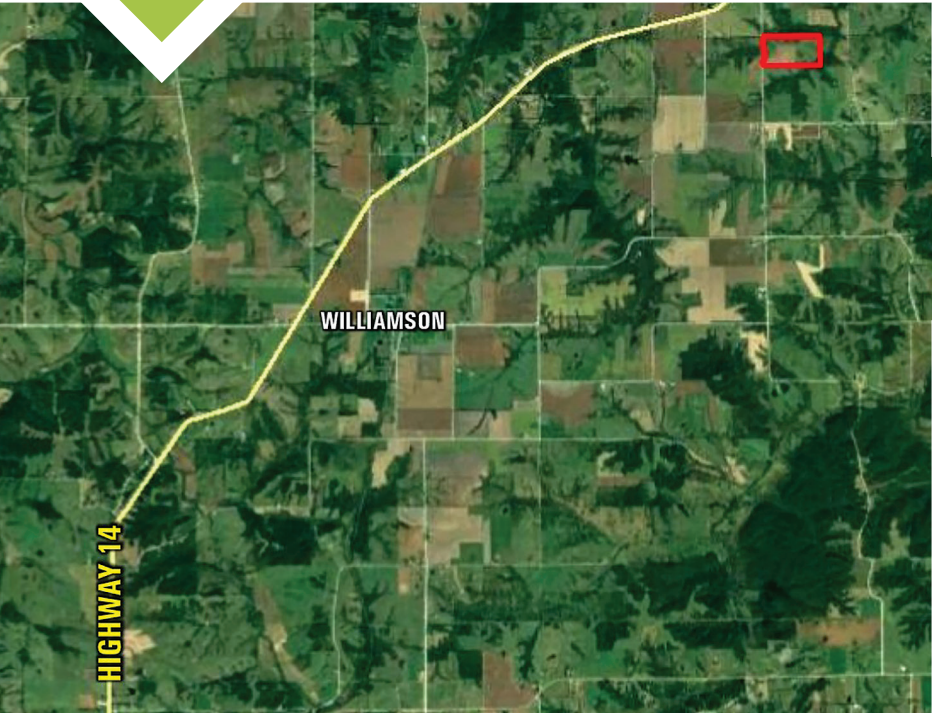
In the past 24.5 acres were in crop production. Seller had a dozer clean up the farm this year. As you can see by the drone photos there are now an additional 17.5 acres in row crop. In total there are 42 acres planted to beans this year. Tenant is paying \$6545 in cash rent this year for the crop acres and building rent.














FARM DETAILS

55.5 FSA tillable acres
Contact agent for conservation plan

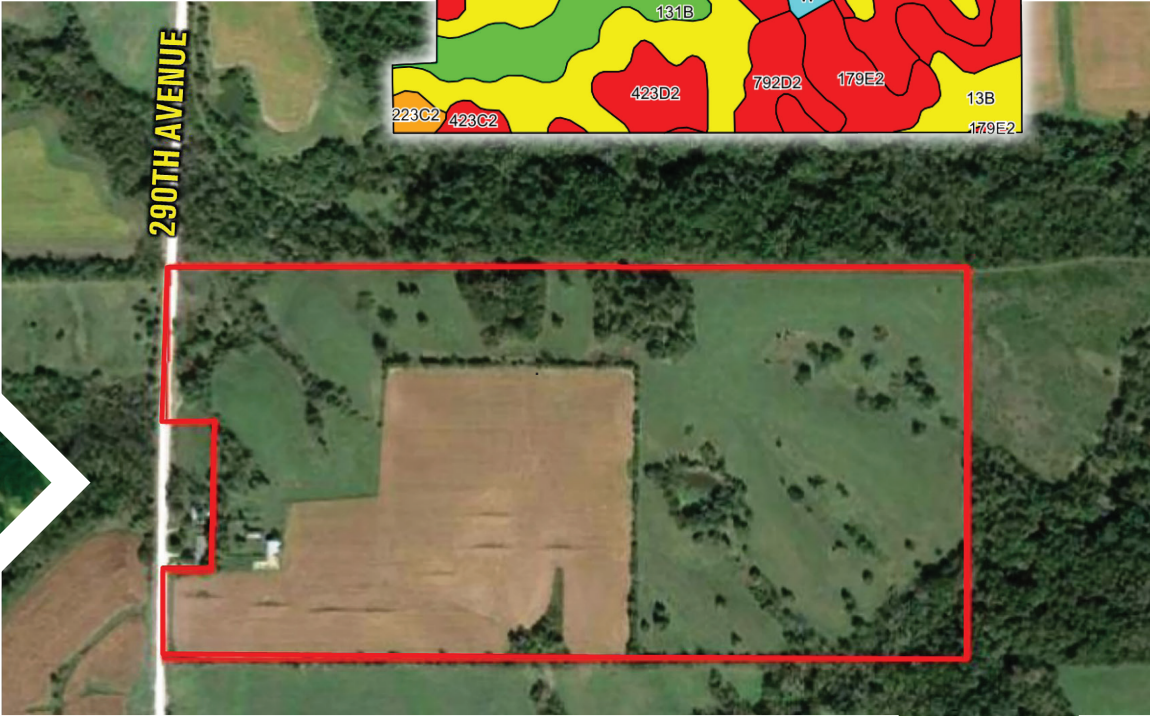
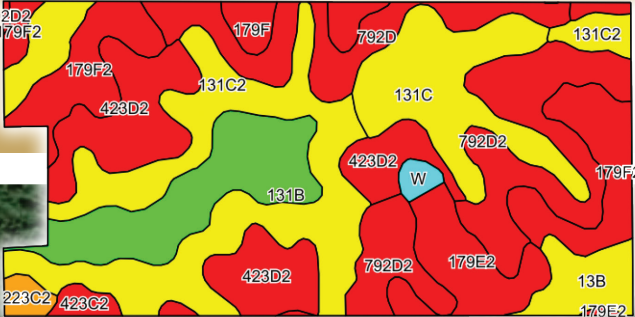
DIRECTIONS

From Knoxville, Iowa head south on Highway 14 approximately 14 miles. Then go east on 560th Street for 1/4 mile. Then turn south on 290th Avenue and go 3/4 mile. The farm is on east side of road.



Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR	NCCPI Overall
131C2	Pershing silty clay loam	15.68	20.2%		62	45	59
792D2	Armstrong clay loam	10.85	14.0%		5	13	51
423D2	Bucknell silty clay loam	10.02	12.9%		7	13	60
179F2	Gara clay loam	8.39	10.8%		11	13	46
131C	Pershing silt loam	7.89	10.1%		65	49	72
131B	Pershing silt loam	7.31	9.4%		70	67	73
792D	Armstrong loam	5.53	7.1%		28	18	70
13B	Zook-Olmitz-Vesser complex	4.36	5.6%		68	53	80
179E2	Gara clay loam	4.23	5.4%		23	33	55
179F	Gara loam	1.55	2.0%		19	15	56
223C2	Rinda silty clay loam	0.71	0.9%		45	22	54
423C2	Bucknell silty clay loam	0.69	0.9%		34	27	66
W	Water	0.53	0.7%		0	0	
Weighted Average					36.6	32	60.5

TOTAL SOILS



LISTING AGENT:
MIKE NELSON

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