WARREN COUNTY

PROPERTY ADDRESS: 23490 130TH AVE., LUCAS, IA 50151

LISTING #14231

144.65 ACRES M/L

$542,438 PRICE/ACRE: $3,750

LISTING AGENT
DARAN BECKER
Cell: 515-979-3498
Daran@PeoplesCompany.com

PEOPLES COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

PEOPLESCOMPANY.COM
DESCRIPTION
Need pasture? This 144.65 acre m/l combination farm located just a half mile off Highway G76 in southern Warren County has just what you’re looking for. There are 104.51 acres considered FSA tillable on this tract with 27 acres currently in hay and the remainder are in improved pasture. This farm is a turnkey operation with electric, rural water, two ponds and is cross fenced for rotational grazing. The property also includes a 40’ x 60’ pole barn, built in 2007. The pole barn has cement, electric, and water. The land is currently all in hay and pasture, and is open for 2018. The wooded creek running through the farm is a natural whitetail deer corridor and the ponds are loaded with bass, bluegill, and catfish. The timbered draws have multiple engineered crossings for easy access to the entire farm. Additional 132.61 acres available diagonally east from property.

LEGAL DESCRIPTION
144.65 acres described as NE 1/4 SW 1/4 and the SE 1/4 of the NW 1/4 and the S 1/2 of the NE 1/4 except a 14.1 acre parcel in the SE 1/4 of the NE 1/4 located in Warren County Section 25 Township 74 North Range 24 West. Exact legal to be taken from the abstract.

FARM DETAILS
147.15 Farmland Acres
104.51 Cropland Acres
2.8 Oats Base Acres
7.0 Corn Base Acres

DIRECTIONS
From Indianola, travel south on Highway 65/69 and stay on Highway 69 for approximately 12 miles to Highway G76. Then turn east onto Highway G76 and continue for 2 miles to 130th Avenue and turn south. Travel a half mile on 130th Avenue and there is driveway access on the west side of the road.
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