



# LUCAS COUNTY **FARMLAND AVAILABLE**



PeoplesCompany.com

**LISTING #14282**

# 280

ACRES M/L

**ADAM CURRAN** 641.203.2931 Adam@PeoplesCompany.com

**SARA CURRAN** 641.344.0847 Sara@PeoplesCompany.com



44253 160TH AVE DERBY, IOWA 50068



***This is a unique opportunity to purchase 280 acres m/l in Lucas County, Iowa!***

Located just off Highway 65 is this truly one of a kind recreational property. The 78.97 acres enrolled in the WRP easement program and the rest of the marsh creates some of the best waterfowl hunting you can find, not to mention a view that will take your breath away. Combined with heavy timber and draws makes this a highly populated area for premium whitetail and turkey. Also, the pasture features well-maintained fences and a corral to easily run your livestock on. This beautiful brick home and surrounding buildings offer a great opportunity as well. Built in 2000, the home is 3,323 sq ft on one level with a full basement, it features three bedrooms and three bathrooms with an attached garage. There are incredible views from the back patio overlooking the marsh and pasture, along with the 800 sq ft in-ground pool. The surrounding buildings are in great condition featuring living quarters and horse stalls. There are so many opportunities with this diverse property, it is truly unlike any other.

**FARM PROGRAM INFORMATION:**

276.29 Acres Farmland

117.6 Acres Cropland

78.97 Acres WRP Easement

**PRICE:** \$1,435,000 (\$5,125/Acre)

**TAXES:** \$1,914 Annually



**ADDITIONAL HOME INFO:**

Sq/Ft: 3,323

Sewer: Septic

Heating: Geo-thermal

Cooling: Central air

Roof: Asphalt

LUCAS COUNTY  
**FARMLAND**  
**280 ACRES M/L**



**DIRECTIONS:** From Lucas, Iowa travel south on Highway 65 for approximately 4 miles. Turn east on 450th Street for 1.5 miles and turn south onto 160th Avenue. The driveway will be 3/4 of a mile down the road on the west side.



**PEOPLES COMPANY**  
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12119 Stratford Dr, Ste B  
 Clive, IA 50325

**PeoplesCompany.com**

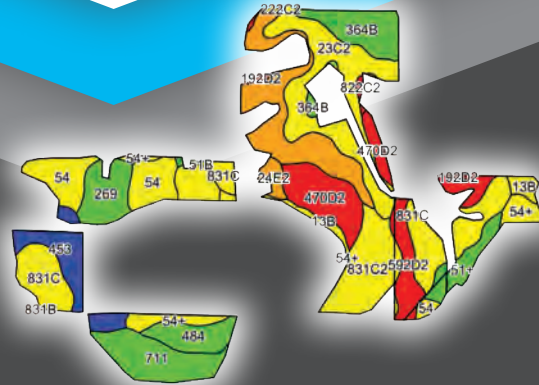
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## TILLABLE SOILS CSR2

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
23C2	Arispe silty clay loam	11.89	12.1%		62
831C	Pershing silt loam	11.59	11.8%		67
192C2	Adair clay loam	10.29	10.5%		48
831C2	Pershing silty clay loam	7.74	7.9%		64
54	Zook silty clay loam	7.36	7.5%		68
470D2	Lamoni-Shelby complex	7.12	7.3%		34
711	Lawson-Nodaway-Colo com.	6.71	6.8%		83
364B	Grundy silty clay loam	5.27	5.4%		72
453	Tuskeego silt loam	5.02	5.1%		0
592D2	Mystic clay loam	4.84	4.9%		24
269	Humeston silty clay loam	4.28	4.4%		70
484	Lawson silt loam	3.53	3.6%		86
54+	Zook silt loam	3.48	3.6%		68
51+	Vesser silt loam	2.78	2.8%		74
587	Chequest silty clay loam	2.08	2.1%		62
13B	Zook-Olmitz-Vesser complex	1.95	2.0%		68
24E2	Shelby clay loam	1.11	1.1%		40
192D2	Adair clay loam	0.38	0.4%		24
822C2	Lamoni silty clay loam	0.28	0.3%		36
51B	Vesser silt loam	0.21	0.2%		75
222C2	Clarinda silty clay loam	0.07	0.1%		34
		<b>97.98</b>	<b>Weighted Average</b>		<b>58</b>