LUCAS COUNTY
TIMBER AND PASTURE LAND FOR SALE

18 ACRES M/L
LISTING #14286

40 ACRES M/L
LISTING #14287

209 ACRES M/L
LISTING #14288

PEOPLESCOMPANY.COM
DARAN BECKER: 515-979-3498, DARAN@PEOPLESCOMPANY.COM
# Lucas County Timber and Pasture Land for Sale

## 122nd Trail, Lucas, IA 50151
**Price:** $128,000 ($3,200 per acre)

### About the Property
Offering 40 acres of improved pasture located just northwest of Lucas, Iowa with easy access to Highway 65. There are 33.24 acres considered FSA tillable. This tract includes a small pond for watering livestock and has electric and rural water at the road. Rural water is currently hooked up but water pit is on the adjacent 18 acres that is also for sale. An additional 299 contiguous acres is also currently listed.

### Farm Details
Estimated acres, to be determined after split.
- Farm Land: 39.38 acres
- Crop Land: 33.24 acres

### Directions
From Lucas head north on Highway 65 for approximately 2 miles to 510th Street. Turn west on 510th Street and take the curve left onto 507th Lane. Stay on 507th Lane for 2 miles to 122nd Trail, then head north for half a mile, and the property will be on the east side of the road.

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## 140th Avenue, Lucas, IA 50151
**Price:** $585,200 ($2,800 per acre)

### About the Property
Offering 209 acres of improved pasture located just off Highway 65 northwest of Lucas, Iowa. The farm is currently all in hay and pasture but has 126.87 acres considered FSA tillable. The fences are in good condition and includes several sections of new fences, cross fencing, and a corral at the east end. The timber ground is loaded with whitetail deer and turkey and is fenced separately for controlled grazing. The farm can be accessed from both 517th St. and 140th Avenue. Two ponds and a creek are used for watering livestock. The farm was hayed in July and open for immediate possession. 60 additional acres are available with contiguous access.

### Farm Details
Estimated acres, to be determined after split.
- Farm Land: 206.22 acres
- Crop Land: 126.88 acres
- CRP Land: 0.89 acres, pays $125.02/acre, expires 2022.

### Directions
From Lucas head north on Highway 65 for approximately 2 miles to 510th Street. Turn west on 510th Street and take the curve left onto 507th Lane. Stay on 507th Lane for 2 miles to 122nd Trail, then head north for half a mile, and the property will be on the east side of the road.

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## 122nd Trail, Lucas, IA 50151
**Price:** $63,000 ($3,500 per acre)

### About the Property
Offering 18 acres of prime hunting ground loaded with Oak, Hickory and Walnut trees. This tract backs up to a much larger timber to the west. There are 4.73 acres considered FSA tillable that would make ideal food plots and a staging area between the food plots and timber for stand placement. Rural water has been installed and electricity is at the road. An older barn is also included. If you are looking for more ground, there is an additional 240 acres to the east of this farm that is for sale.

### Farm Details
Estimated acres, to be determined after split.
- Farm Land: 4.73 acres

### Directions
From Lucas head north on Highway 65 for approximately 2 miles to 510th Street. Turn west on 510th Street and take the curve left onto 507th Lane. Stay on 507th Lane for 2 miles to 122nd Trail, then head north for half a mile, and the property will be on the west side of the road.

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### People's Company
For more information, maps, and photos, please visit our website.

People's Company
Innovative Real Estate Solutions

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140th Avenue, Lucas, IA 50151

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