

# LUCAS COUNTY

## LAND FOR SALE

193  
ACRES M/L



LISTING #14306

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# 193 ACRES M/L

Peoples Company is proud to offer 193 acres m/l in Lucas County, IA. This outstanding property is made up of a combination of high quality tillable and pasture ground just off of Highway 65. The 38 m/l acres to the north is considered 100% tillable and has a CSR2 of 60.1. The south 154 acres features 126.24 tillable acres with a CSR2 of 49.5. The pasture and timber acres on this tract feature two ponds, and new, well-maintained fences to run your livestock. This farm also has the capability to produce quality whitetail and turkey, along with some of the best southern Iowa views you can find.

The 3 bedroom, 1-3/4 bathroom home is 1,574 total sq ft with a full basement, and a detached garage. The surrounding buildings offer a lot of opportunity as well. The larger pole building to the east of the house is 30' x 56' with a roll up garage door, the open front building to the west of the house is 36' x 18', and the open front building to the south is 30' x 24'. Farmland of this quality and location don't come around very often, take advantage!

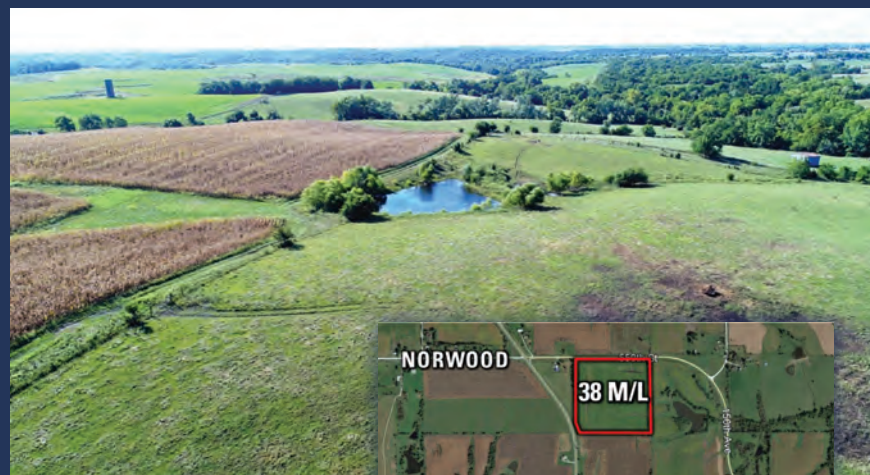


## HOUSE FEATURES

Total Sq Ft: 1,574  
Bedrooms: 3  
Bathrooms: 1-3/4  
Full Basement  
Wood-burning Fireplace



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## TILLABLE SOILS - CSR2

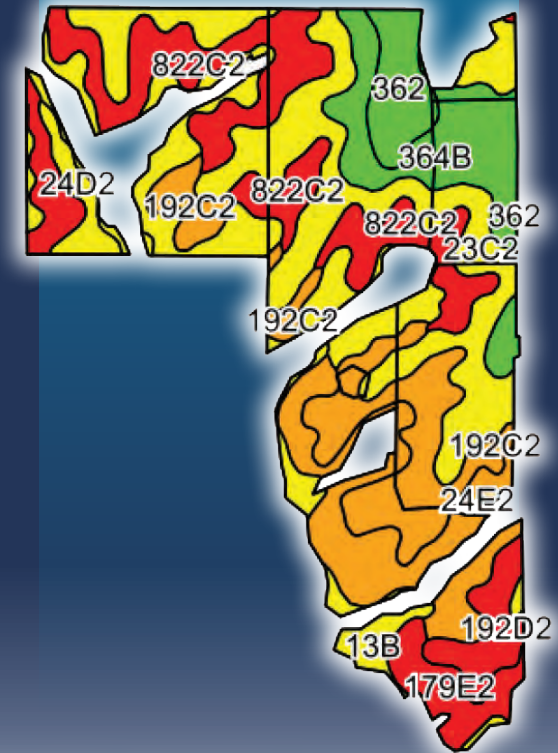
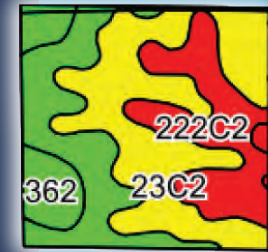
Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR
23C2	Arispe silty clay loam	42.46	27.0%		62	50
822C2	Lamoni silty clay loam	22.41	14.2%		36	30
364B	Grundy silty clay loam	20.96	13.3%		72	75
192C2	Adair clay loam	15.21	9.7%		48	30
24D2	Shelby clay loam	13.23	8.4%		52	48
24E2	Shelby clay loam	12.78	8.1%		40	38
362	Haig silt loam	8.78	5.6%		83	70
222C2	Clarinda silty clay loam	8.49	5.4%		34	25
179E2	Gara clay loam	4.44	2.8%		23	33
13B	ZookOlmitzVesser complex	4.42	2.8%		68	53
192D2	Adair clay loam	4.27	2.7%		24	15
		157.45	Weighted Average		53.4	45.8

## FARM DETAILS

Total Cropland: 164.66  
Corn: 31.52 base acres, PLC yield of 98  
Soybeans: 35.12 base acres, PLC yield of 31  
Oats: 10.36 base acres, PLC yield of 47

## IMPROVEMENTS

Dwelling, Buildings,  
2 Ponds, Fence, Tile,  
Terraces, 2 Grain Bins



## DIRECTIONS

From Lucas, IA travel north on Highway 65 for approximately 6 miles to 550th Street and turn east. The north 38 m/l acres lies on the south side of the road after a quarter of a mile. Continue onto 150th Avenue for approximately a half mile and the drive into the south 154 m/l acres is on the southwest side of the road on the second curve. Stay right on the driveway to enter the property.

Price: \$800,000 (\$4,145/acre)  
Annual Taxes: \$4,682





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