

LUCAS COUNTY, IOWA

FARMLAND AVAILABLE | LISTING #14398

54.81 ACRES M/L

\$307,500

\$5,610/ACRE



DESCRIPTION

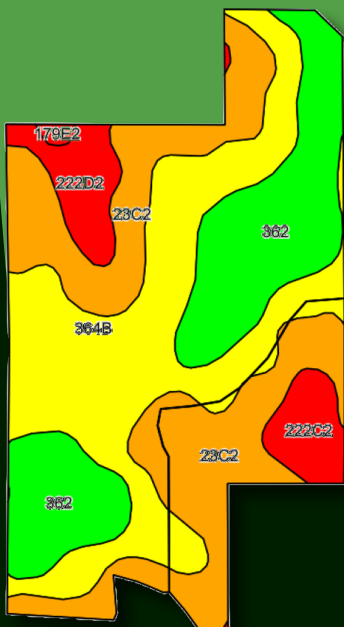
Peoples Company is proud to offer 54.81 acres m/l of Lucas County, Iowa farmland. This is a great opportunity to own a high quality, income providing piece of farmland with US Highway 65 frontage. The farm is nearly 95% tillable, consisting of 52.29 m/l FSA tillable acres and carrying a CSR2 of 66.3. Primary soil types include: Grundy silty clay loam, Aspire silty clay loam, and Haig silt loam. The property is located entirely in Section Ten (10), Township Seventy-Three (73) North, Range Twenty-Three (23), West of the 5th P.M., Lucas County, Iowa. This property provides multiple building opportunities on the North and East ends of the farm, just off of US Highway 65 and 566th Street. Also featured is a nice pond on the South edge of the property. The opportunity to own a farm of this caliber is becoming very rare. Contact Peoples Company agent Kenny Herring for more details.

DIRECTIONS

From Indianola, Iowa, head south on US Highway 65 for 5.2 miles. Make a left-hand turn onto Highway G58 and travel East for 3.3 miles. Turn right onto US Highway 65 and go South for 11 miles. The farm will be located on the West side of Highway 65, just South of 566th Street in Lucas County, Iowa. Look for Peoples Company signage.

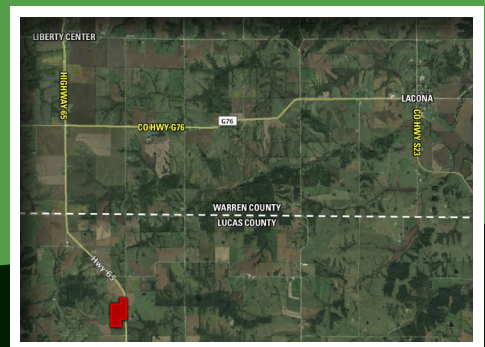
IMPROVEMENTS

Pond



KENNY HERRING, ALC

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TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent	Legend	CSR2	CSR
364B	Grundy silty clay loam, 2 to 5 percent slopes	18.39	35.2%		72	75
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	15.87	30.3%		62	50
362	Haig silt loam, 0 to 2 percent slopes	12.92	24.7%		83	70
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	2.68	5.1%		8	10
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.22	4.2%		28	25
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	0.21	0.4%		23	33
Weighted Average					66.3	60.6