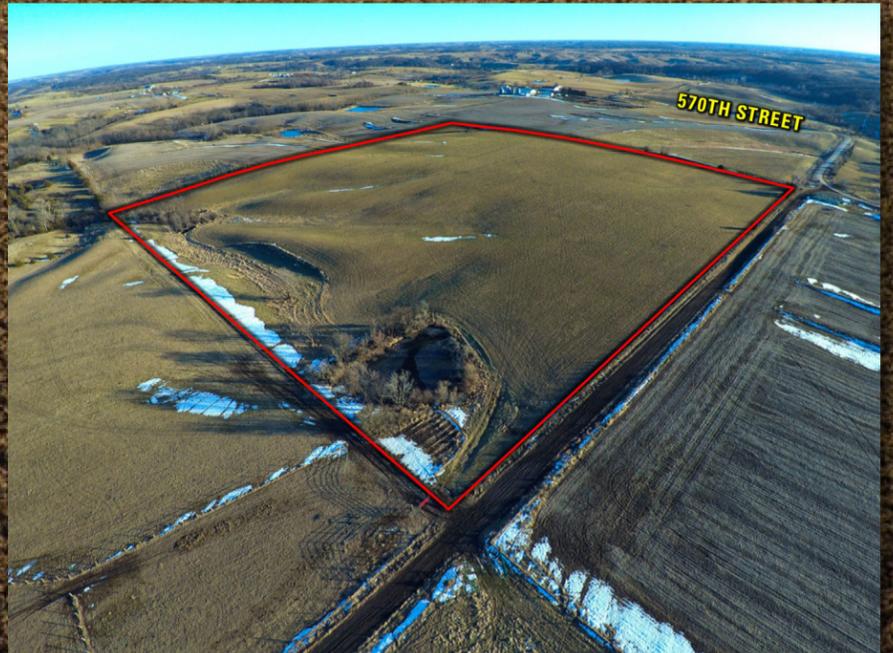


# LUCAS COUNTY, IOWA

LISTING #T4402 | FARMLAND AVAILABLE | 157TH AVENUE | LUCAS, IOWA 50151

**\$170,000** OR **\$4,250** PER ACRE

**40** ACRES M/L



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## DESCRIPTION

Peoples Company is pleased to offer 40 acres m/l of high quality hay ground in Lucas County, Iowa. The farm is situated just a few miles East of Highway 65. It is currently all in hay and pasture but has 38.15 acres considered FSA tillable carrying a CSR2 of 47.1. The farm features a small pond in the Northwest corner and the fence has been well maintained.

There are beautiful views from this farm and with water and electric at the road; it presents endless opportunity.

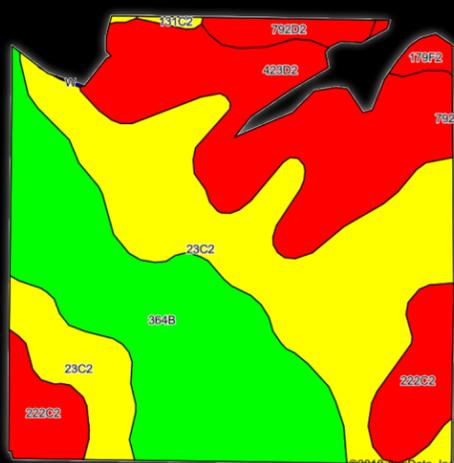
There is an additional 40 acres available West of Highway 65.

## DIRECTIONS

From Lucas, IA go North on Highway 65 for approximately 8 miles and turn East on 570th Street. Travel on 570th Street for approximately 2 miles then go North on 157th Avenue. The property lies on the East side of the road.

## FARM DETAILS

FSA Cropland: 38.15 acres  
 Corn: 6.2 base acres with a PLC yield of 108  
 Soybeans: 2.2 base acres with a PLC yield of 52  
 Oats: 1.1 base acres with a PLC yield of 44



## TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2	CSR
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	13.62	35.7%		62	50
364B	Grundy silty clay loam, 2 to 5 percent slopes	10.95	28.7%		72	75
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	8.76	23.0%		6	13
222C2	Clarinda silty clay loam, 5 to 9 percent slopes	3.46	9.1%		28	25
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	0.85	2.2%		5	13
179F2	Gara clay loam, 18 to 25 percent slopes, moderately eroded	0.40	1.0%		11	13
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	0.11	0.3%		62	45
<b>Weighted Average</b>					<b>47.1</b>	<b>45.2</b>

## IMPROVEMENTS

Pond, fence

