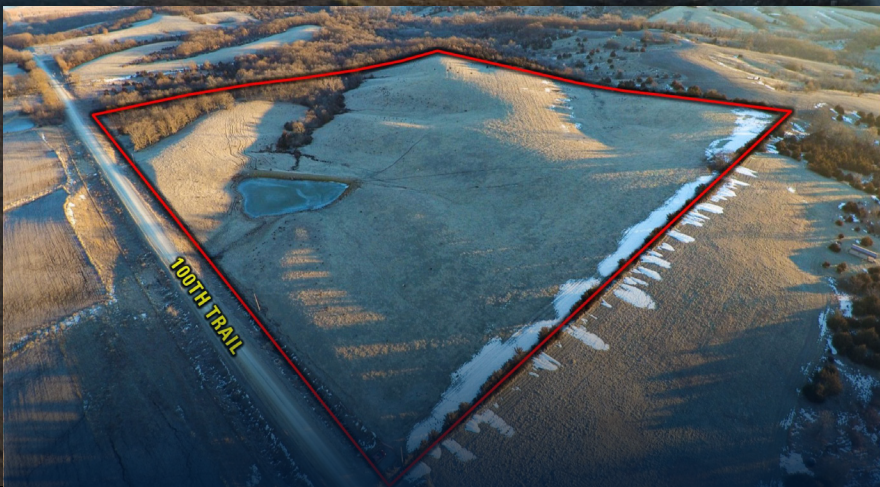


LUCAS COUNTY, IOWA

LISTING #14403 | FARMLAND AVAILABLE | 110TH TRAIL | NORWOOD, IOWA 50151

40 ACRES M/L



DESCRIPTION

Peoples Company is excited to offer 40 acres m/l of Lucas County pasture. Located just a few miles West of Highway 65, this farm has approximately 31.61 acres m/l in open pasture and some of the best views Southern Iowa has to offer. The fences have been well-maintained and are in good condition, plus the pond gives water access for your livestock.

The Northwest corner of the farm is a heavy timbered area that not only provides shade in the summer for livestock, but it also acts as a bedding and travel area for deer and turkey; giving the farm great hunting potential.

The opportunities don't end there. Water and electric are at the road if you are looking for a spot to build your dream home. Come see for yourself!

40 additional acres are available East of Highway 65.

FARM DETAILS

FSA Cropland: 30.65 acres

Corn: 5.3 base acres with a PLC yield of 108

Soybeans: 1.9 base acres with a PLC yield of 52

Oats: .90 base acres with a PLC yield of 44

\$116,000 OR \$2,900 PER ACRE



DIRECTIONS

From Lucas, IA go North on Highway 65 for approximately 7.3 miles and turn West on 560th Street. Travel on 560th Street for approximately 2.8 miles then go South on 110th Trail. The property lies on the East side of the road approximately 0.3 miles down the road.

IMPROVEMENTS

Pond, fence

