Licensed to sell real estate in Iowa and Missouri, Kenny Herring is a versatile member of the Peoples Company team who strives to provide an unparalleled level of customer service to his clients. As an Accredited Land Consultant, Kenny is driven by a persistent work ethic and positive attitude with the motivation to satisfy all parties of a real estate transaction.

**LU CAS COUNTY**

40 Acres M/L

Presenting 40 acres m/l in Lucas County. Excellent recreational farm with mature hardwoods. Approximately 6 acres m/l clean hay field could easily be planted to your food plot of choice. The property is located in a great section with large timber surrounding. Located in Section 19 of English Township, 6 miles north of Chariton in Lucas County.

**For More Information:**
PeoplesCompany.com, #14544

**Details:**
- Listing #: 14544
- Acres: 40 M/L
- Price: $164,000
- Price/Acre: $4,100
- Taxes: $250
- CSR2: 53.1
- County: Lucas
- Schools: Chariton

**Additional Info:**
Electric service on property
Camper is included with the sale

**Directions:** From Chariton, take County Road S23 North to 530th Street. Go east on 530th to 225th Avenue. Take 225th Avenue north to 550th Street. The property is on the east side of 225th Avenue just south of 550th Street.

**Hay Field Soils Map**

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>Legend</th>
<th>CSR2</th>
</tr>
</thead>
<tbody>
<tr>
<td>131C2</td>
<td>Pershing silty clay loam</td>
<td>4.01</td>
<td>76.1%</td>
<td>62</td>
<td></td>
</tr>
<tr>
<td>132D2</td>
<td>Weller silty clay loam</td>
<td>0.81</td>
<td>15.4%</td>
<td>34</td>
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<tr>
<td>425D2</td>
<td>Keswick clay loam</td>
<td>0.45</td>
<td>8.5%</td>
<td>8</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>5.27</td>
<td>Weighted Avg</td>
<td>53.1</td>
<td></td>
</tr>
</tbody>
</table>

**225th Avenue**
Chariton, IA 50049