

Asking
Prices

\$164,000

LISTING
#14544

225th Avenue
Chariton, IA 50049

LUCAS COUNTY 40 Acres M/L

Details:

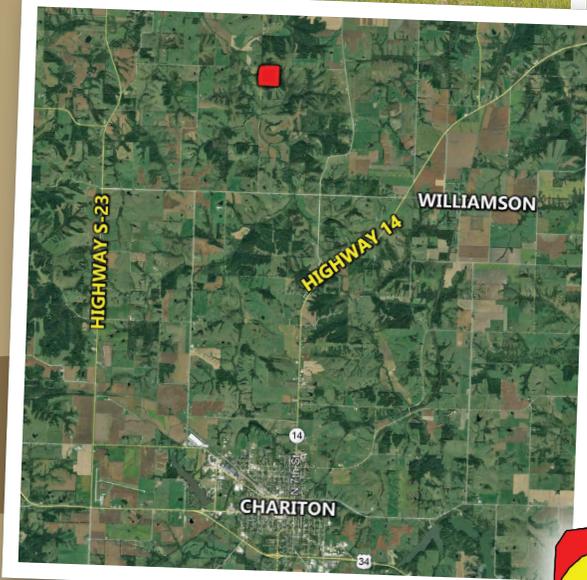
Listing #: 14544
Acres: 40 M/L
Price: \$164,000
Price/Acre: \$4,100
Taxes: \$250
CSR2: 53.1
County: Lucas
Schools: Chariton

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

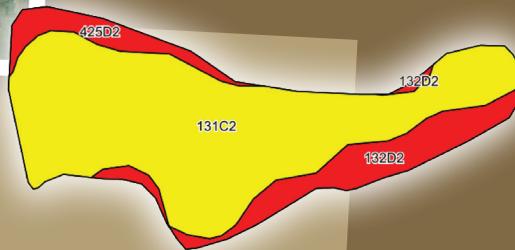
Additional Info:
Electric service on property
Camper is included with the sale

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 225h Avenue just south of 550th Street.



Hay Field Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
I31C2	Pershing silty clay loam	4.01	76.1%		62
I32D2	Weller silty clay loam	0.81	15.4%		34
425D2	Keswick clay loam	0.45	8.5%		8
	Weighted Avg	5.27			53.1



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.



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