

RECREATIONAL FARM AVAILABLE • 56 ACRES M/L

# LUCAS COUNTY, IOWA

LISTING #14581 • 410TH STREET • RUSSELL, IA 50238



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## Description

Presenting 56 acres m/l in Lucas County in the heart of Big Deer country, this property offers outstanding opportunity for its new owner. This property showcases large timber with open fields for wildlife grazing and food plots. This recreational farm is secluded in the southern part of Lucas County with a tremendous amount of wildlife. Access to the property is along a county road with gates at both ends. Offering water, cover and food for wildlife, this is sure to be a high producing game farm. Located in Section 25 of Benton Township, 10 miles south of Chariton in Lucas County.



## Listing Description

Part of SW SE Section 25 Township 71 North Range 21 and Part of NW SE Section 25 Township 71 North Range 21. Exact legal will be taken from the abstract.

## Directions

From Chariton, Iowa travel south on Hwy 14 south for approximately 5 miles. Turn East onto 430th St/ County Hwy-H50 and travel 2.5 miles. Turn South onto 255th Ave/County Hwy-S43 and travel 1 mile. Turn East onto 417th St. and travel 1.5 miles. Turn South onto 270th Ave. and travel 1 mile. Turn East onto 410th St. travel 0.5 miles, the property will be on the North side of the road.

## Details

MLS Number: 586567  
Parcel Number: Part of 1125400003, Part of 1125400002  
School District: Chariton Community School District  
General Area: Benton Township  
Net Taxes: \$711.00  
CSR2: 51.30  
Possession: At Closing  
Terms: Cash, Conventional



56 Acres M/L  
**LUCAS COUNTY, IOWA**  
Recreational Farm Available

Price: \$204,400  
Price/Acre: \$3,650

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