

# LUCAS COUNTY, IA

## LAND AVAILABLE

HWY 14 NORTH, CHARITON, IA 50049

58.75 ACRES M/L



**ADAM CURRAN** | 641.203.2931  
Adam@PeoplesCompany.com

LISTING #14720

**PC PEOPLES**<sup>TM</sup>  
COMPANY  
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HWY 14 NORTH, CHARITON, IA 50049

PRICE: **\$246,500**

PRICE PER ACRE: **\$4,195**

NET TAXES: **\$553.00**

## DESCRIPTION

Presenting 58.75 acres m/l located on the pavement just North of Chariton, Iowa. Property offers an opportunity for an outstanding building or acreage site. Offering pavement location, beautiful southern Iowa views, recreation, as well as potential for income. The timber lined creek and CRP filter strips offers great cover for all your southern Iowa wildlife. Farm also offers an additional 37 ml/acres of FSA tillable ground that would offer additional income. It is hard to find opportunities such as this offering, beautiful building sites as well as income.

# 58.75 ACRES M/L

## ADDITIONAL INFO

FSA Cropland - 42.6 acres  
Effective DCP Cropland - 37.63 acres  
Corn Base  
14.7 acres with a PLC Yield of 99  
Soybean Base  
1.7 acres with a PLC Yield of 28  
Total CRP  
4.97 acres paying \$1,294 annually  
expiring in 2031

## DIRECTIONS

From Chariton, Iowa travel North on Hwy 14 for approximately 5 miles. The property sits on the North side of the road at the intersection of Hwy 14 and 235th Trail.



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