



# Acreage Available

## LUCAS COUNTY, IOWA

**60 ACRES M/L**  
**PRICE: \$448,000**

### DESCRIPTION

Picturesque 60 Acre m/l farm overlooking Stephens State Forest available in Lucas County. This well built 1,988 sq ft brick home features an open kitchen layout, large dining area, and main floor laundry/mudroom with shower. 2 car attached garage has access to both kitchen and mudroom. This home features a Master bedroom, two additional bedrooms, and a bathroom and loft upstairs. Master suite features an attached 1/2 bath, large walk in closet, attached laundry room and access to bonus room.

Property consists of approximately 47 Acres of pasture with a CSR2 rating of 41.9, large pond with mature shade trees. Additional space for livestock and machinery provided by machine sheds. The stunning southern Iowa views separate this acreage setting from all others, especially in the fall. Trophy deer and various wildlife views are present year round. Whether you are looking for a hobby farm, a weekend getaway or remote acreage setting; this property boasts great potential. Located approximately 1 mile south of Highway 34 and 50 miles from Des Moines. Contact listing agent to view today.

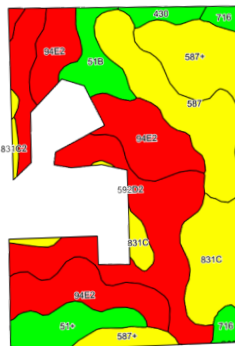
### DIRECTIONS | 47752 127TH AVE LUCAS, IA 50049

From highway 34 and highway 65 junction head west on highway 34. Travel approximately 3 miles to 127th Ave. Travel south approximately 1 mile to property located on the east side of the road.



### TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
592D2	Mystic clay loam	11.36	24.1%	Red	10
94E2	Mystic-Caleb complex	10.60	22.4%	Red	17
587	Chequest silty clay loam	6.40	13.6%	Yellow	62
587+	Chequest silt loam	5.92	12.5%	Yellow	61
831C	Pershing silt loam	5.49	11.6%	Yellow	67
51+	Vesser silt loam	2.94	6.2%	Green	74
51B	Vesser silt loam	2.27	4.8%	Green	75
716	Lawson-Quiver-Nodaway complex	1.17	2.5%	Green	78
430	Ackmore silt loam	0.86	1.8%	Green	77
831C2	Pershing silty clay loam	0.22	0.5%	Yellow	64
<b>Weighted Average</b>					<b>41.9</b>



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