

LAND AVAILABLE

210TH AVE CHARITON, IA 50049

LUCAS COUNTY, IOWA

DESCRIPTION

88 acres m/l located in Lucas County, Iowa just outside of Chariton city limits. This farm offers 76.59 FSA tillable acres with 67 m/l currently in a corn/soybean rotation. Farm offers endless opportunities with potential for beautiful building sights just outside of town and close to state highway 34. Farm offers gently rolling southern Iowa hills; farm was in hay and pasture for numerous years and has always been well maintained. This farm would make for a great addition to an existing operation with potential to be productive as grass, hay, or crop ground.

FARM DETAILS

FSA Cropland Acres: 76.59

Corn: 26.00 Base Acres with PLC Yield of 77

Oats : 8.50 Base Acres with PLC Yield of 36

Total Base Acres = 34.50

DIRECTIONS

From Chariton, Iowa travel west on highway 34 for approximately 1 mile to 210th Ave. Turn south onto 210th Ave and travel 0.2 of a mile. Property is located on the east side of the road.

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
192C2	Adair clay loam	15.39	20.1%		29
23C2	Arispe silty clay loam	15.32	20.0%		62
24E2	Shelby clay loam	14.98	19.6%		40
13B	Zook-Olmitz-Vesser complex	10.61	13.9%		68
364B	Grundy silty clay loam	6.37	8.3%		72
94D2	Mystic clay loam	4.52	5.9%		20
24D	Shelby clay loam	3.27	4.3%		52
592C2	Mystic clay loam	2.75	3.6%		31
93D2	Shelby-Adair complex	1.29	1.7%		32
993D2	Gara-Armstrong complex	1.27	1.7%		32
94E2	Mystic-caleb complex	0.76	1.0%		17
822C	Lamoni silty clay loam	0.06	0.1%		39
			Weighted Average		47.2

LISTING #: 14991

88 ACRES M/L

PRICE: \$289,960

PRICE PER ACRE: \$3,295

