

LAND AVAILABLE

LUCAS COUNTY

US Hwy 34 | Russell, IA 50238

PRICE | \$335,500

This 110 acre farm located in Lucas county, Iowa offers an opportunity to get seclusion but yet still have a highway location. As you enter the property down your 1/4 mile driveway you will find an outstanding combination of alfalfa, pasture and hard wood timber. This unique property offers the rugged landscape needed to hold southern Iowa's great wildlife. Open fields offer potential for food plots, the alfalfa offers great wildlife grazing and with hard wood timber covering the remainder of the property; this farm offers all the attributes needed to be any outstanding recreational property. Farm also offers income potential with hay and pasture ground that is currently in production.

Farm Details:

- 30.83 FSA tillable acres currently in Alfalfa Mix hay.
- Balance of 79.17 acres certified as Pasture with Lucas county FSA.

Directions:

From Chariton, Iowa head East on Hwy 34, travel for approximately 7.5 miles. The property is located on the South side of road on Hwy 34.

Improvements:

Exterior fence.

