

# 193.61 ACRES M/L LUCAS COUNTY

## ABOUT THE PROPERTY

Presenting 193.61 acres m/l of highly productive Lucas County Iowa farmland. Farm offers 162.84 tillable acres carrying a CSR2 value of 49. With over 50% of tillable acres being highly productive Arispe and Grundy soils this farm would qualify as one of the more productive farms in Lucas County. Farm is currently under tenant operation and offers good returns on tillable acres. Access from 3 sides also offers ease of operation for both equipment and trucks. It goes without saying that this 84% tillable farm would make for a great addition to any land portfolio.

## DIRECTIONS

From the junction of HWY 65 and HWY 34 at Lucas travel North 2 1/2 Miles. Property is on West side of HWY 65. To access West side of farm turn West on 510th travel 1/2 mile and then North on 140th Ave. Property will start 1/2 mile North on East side of 140th Ave.

## TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
23C2	Arispe silty clay loam	58.79	36.1%		62
364B	Grundy silty clay loam	34.65	21.3%		72
222C2	Clarinda silty clay loam	22.92	14.1%		28
179E2	Gara clay loam	17.37	10.7%		23
423C2	Bucknell silty clay loam	15.37	9.4%		34
822D2	Lamoni silty clay loam	11.14	6.8%		10
131C2	Pershing silty clay loam	2.54	1.6%		62
13B	Zook-Olmitz-Vesser complex	0.06	0.0%		68

**PeoplesCompany.com | Listing #15385**

**ADAM CURRAN**

641.203.2931

Adam@PeoplesCompany.com

**SARA CURRAN**

641.344.0847

Sara@PeoplesCompany.com

