

220th Ave/427th St, Chariton, IA 50049 | 146.34 Acres M/L | \$695,115 | Price Per Acre \$4,750

# LUCAS COUNTY

## —Land for Sale—



Peoples Company is pleased to present this excellent 146.34 acres m/l grass and tillable combination farm in Lucas County, Iowa. Approximately 55 acres m/l are currently in row crop with additional acres that could be put into production. The remaining acres are currently hay and pasture with plenty of shade provided from the tree-lined ditch. Exterior fences are in good condition with some additional interior fencing as well. Plenty of locations to build a new pond and even that dream home! This farmland real estate opportunity is located just south of Chariton in Section 24 of Warren Township in Lucas County, Iowa.

### DIRECTIONS

From the corner of Highway 34 and Highway 14 in Chariton: Take Highway 14 South four miles to 425th Street. Take 425th west one mile to 220th Avenue. Go south on 220th Avenue to 427th Street. The property is on the west side of 220th Avenue and on the south side of 427th Street. Look for Peoples Company signs.

### CONTACT

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**Kenny Herring: 515.783.8718**  
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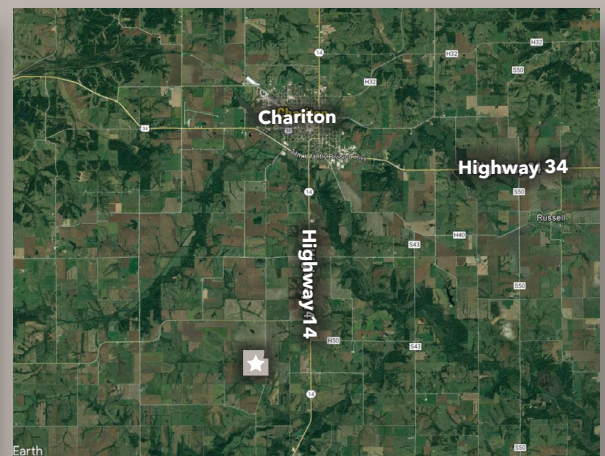
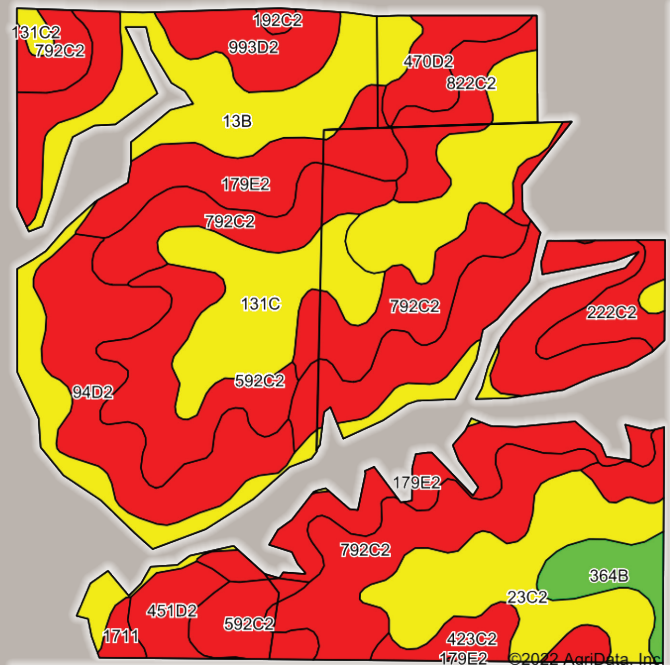




# TILLABLE SOIL

Code	Soil Description	Acres	Percent	Legend	CSR2
179E2	Gara clay loam	20.76	16.9%		23
792C2	Armstrong clay loam	19.25	15.7%		24
23C2	Arispe silty clay loam	16.36	13.3%		62
13B	ZookOlmitzVesser complex	15.27	12.5%		68
94D2	Mystic-Caleb complex	9.69	7.9%		20
592C2	Mystic clay loam	9.03	7.4%		31
131C	Pershing silt loam	7.82	6.4%		65
993D2	GaraArmstrong complex	6.45	5.3%		32
222C2	Clarinda silty clay loam	3.87	3.2%		28
822C2	Lamoni silty clay loam	3.21	2.6%		36
364B	Grundy silty clay loam	2.60	2.1%		72
470D2	Lamoni-Shelby complex	2.42	2.0%		20
423C2	Bucknell silty clay loam	2.39	1.9%		34
451D2	Caleb loam	2.18	1.8%		41
1711	Lawson-Nodaway-Colo complex	0.60	0.5%		5
131C2	Pershing silty clay loam	0.45	0.4%		62
192C2	Adair clay loam	0.30	0.2%		29

WEIGHTED AVERAGE 39.5



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Listing #16339

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