

# LUCAS COUNTY

## LAND AVAILABLE



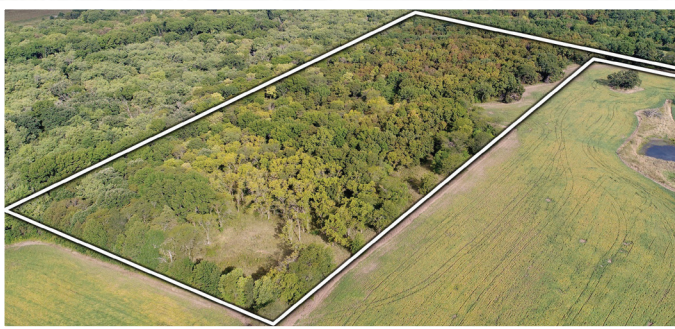
235th Trail  
Chariton, IA 50049

ASKING PRICE  
\$114,000

### 20 ACRES M/L

**LISTING #16455**  
**PEOPLES COMPANY.COM**

We are pleased to present 20 acres m/l that would serve as a premier building site nestled in mature trees overlooking the Pin Oak Marsh reserve. This property offers privacy and plenty of recreational opportunities combined with spectacular views of mature hardwoods. Utilities are available at the road with Rathbun Rural Water and Alliant Energy. This 20 acres m/l building site is located 2 miles south of Chariton off of 235th Trl or locally known as Bluegrass Road. An additional 115.05 acres m/l is available to the east (Listing #16456). Take advantage of this rare opportunity to own a hunter's paradise building site!



From the corner of Highway 14 and Highway 34 in Chariton: Take Highway 34 east 0.5 miles to South 4th Street. Turn right and go south on South 4th Street 0.25 mile. Take a slight left onto 235th Trail 1.25 miles. The property entrance is on the west side of 235th Trail. Look for Peoples Company signs.

**LISTING  
AGENTS**



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