

LUCAS COUNTY CHARITON, IOWA

235th Trail
Chariton, IA 50049

**ASKING PRICE
\$754,000**



115.05 ACRES M/L

LISTING #16456
PEOPLES COMPANY.COM

Peoples Company is pleased to present 115.05 acres m/l of exceptional combination farmland made up of prime cropland with solid timber. Approximately 87.65 acres m/l are currently in row crop production. The dominant soil types for the tillable acres are Humeston, Pershing, and Gara-Armstrong silt clay loam with a weighted average CSR2 rating of 56.9 on the tillable acres. The farm will be open for the 2023 farming season. In addition, this property offers exceptional hunting opportunities to harvest trophy whitetail deer and turkey. Situated adjacent to the Pin Oak Marsh reserve this property offers exceptional seclusion for your recreational desires. An additional 20 acres m/l is available to the west (Listing #16455). Take advantage of this rare opportunity to own a true hunter's dream with immediate returns.

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**



Adam Curran
641.203.2931
Adam@PeoplesCompany.com



Sara Curran
641.344.0847
Sara@PeoplesCompany.com



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