

LISTING AGENT

Daran Becker
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80 ACRES M/L

LISTING #16458

Asking Price \$480,000



LUCAS COUNTY

RECREATIONAL PROPERTY AVAILABLE

ABOUT THIS PROPERTY

Peoples Company is pleased to bring to the market a top-notch recreational property with CRP income. This property has been kept up and is in turn-key condition with mowed paths to access tower blinds, pine growths for bedding, tall grass CRP for upland birds, hardwood creek bottom for mature bucks to cruise during the rut, and a stocked pond for those non-hunting days. Located just 3/4 of a mile off the hard surface road and only a few short miles to Highway 65, this farm is the perfect location to build your dream home with easy access to Des Moines or Chariton. The 80 acres m/l consists of 31.72 acres of CRP paying \$153.71 per acre or \$4,876 annually. These CRP acres in CP25 will allow for 10% of the FSA fields to be used for food plots. Food plots will have to be approved and mapped out with the FSA/NRCS office in Lucas County. Rural Water is close and Electric is at the road. The gate is locked to access the farm please call the listing agent for any showings.

DIRECTIONS

From Indianola, IA head south on Highway 69/65 for nearly 5 miles. Turn left heading east onto Highway 65 towards Milo. After 3.25 miles continue on Highway 65 south. After 12.5 miles turn east onto County Road H20s for 3 miles. Turn south onto 170th Street. The property will be on the right-hand side.

FSA Cropland Acres: 31.72
Corn: 18.00 Base Acres
Soybeans: 13.70 Base Acres

31.72 Acres of CRP in CP25 paying \$153.71 per acre or \$4,876 annually until September 30th, 2025.

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For more information, please visit our website **PeoplesCompany.com**

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