



**Additional acres  
can be available**



**Listing #16740 | PeoplesCompany.com**  
**Asking Price: \$481,260**  
**Acres: 80.21 M/L | Price Per Acre: \$6,000**

Presenting 80.21 acres m/l of high-quality hunting ground located in Lucas County, Iowa just northeast of Chariton. This farm is an open canvas with brushy south-facing slopes and a tree-lined wooded creek running the full length of the farm. This property is highly secluded from the road and is surrounded by mature hardwood timber making it the preferred bedding area for the local deer population. As you can see from the pictures, there is one large established food plot with several more ideal sites available for varying wind conditions, and stand locations. The current owner is open to selling additional acres if so desired and the driveway access is not yet established. The current owner will build a new fence on the south side of the property if the buyer does not want additional acres.

### DIRECTIONS

From the intersection of Highway 14 and Highway 34 in Chariton, IA head east on Highway 34. After 5 miles turn left and head north onto 280th Street. Roughly after 1.5 miles continue north onto 227th Trail. The farm will be on the left-hand side in roughly 1.25 miles.

