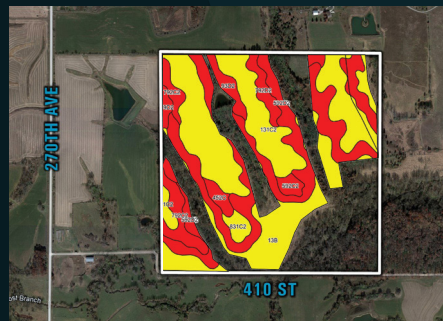
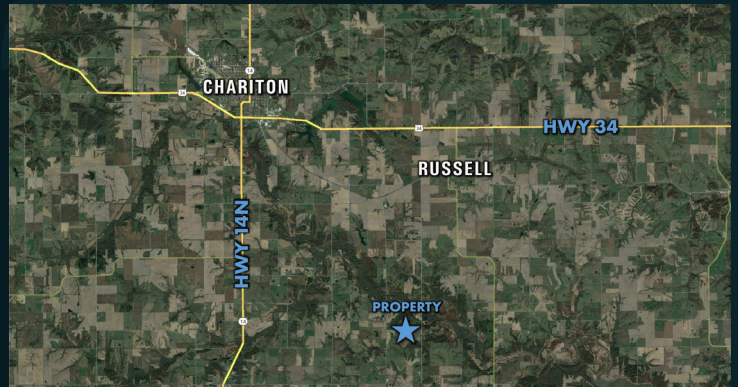


Lucas County, Iowa

Presenting 158.8 acres m/l in Lucas County in the heart of Big Deer country. This property offers an outstanding opportunity for its new owner. This property showcases large timber with open fields for wildlife grazing and food plots. This recreational farm is secluded in the southern part of Lucas County with a tremendous amount of wildlife. Access to the property is along a county road with gates at both ends. Offering water, cover, and food for wildlife, this is sure to be a high producing game farm. In addition to the recreational aspect of this farm, it also offers income potential for the new owner. The farm offers approximately 103.53 FSA tillable acres with a CSR2 rating of 42. The farm is currently under tenant operation and offers good returns on the tillable acres. Located in Section 25 of Benton Township, 10 miles south of Chariton in Lucas County.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of		Legend	CSR2
			Field			
131C2	Pershing silty clay loam	35.62	34.4%			62
592D2	Mystic clay loam	29.46	28.5%			10
13B	Zook-Olmitz-Vesser complex	17.95	17.3%			68
792C2	Armstrong clay loam	6.17	6.0%			24
93D2	Shelby-Adair complex	4.27	4.1%			32
792D2	Armstrong clay loam	3.23	3.1%			5
831C2	Pershing silty clay loam	1.86	1.8%			64
179D2	Gara clay loam	1.82	1.8%			45
452C	Lineville silt loam	1.69	1.6%			48
592C2	Mystic clay loam	1.46	1.4%			31
			Weighted Average			42

Directions

From Chariton, Iowa travel south on Hwy 14 south for approximately 5 miles. Turn east onto 430th St/County Hwy-H50 and travel 2.5 miles. Turn south onto 255th Ave/County Hwy-S43 and travel 1 mile. Turn east onto 417th St. and travel 1.5 miles. Turn south onto 270th Ave. and travel 1 mile. Turn east onto 410th St. and travel 0.5 miles, the property will be on the north side of the road. **410th Street Russell, IA 50238**

Price: \$910,000
Net Taxes: \$1,950.00



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