

# FARMLAND AVAILABLE

# LUCAS COUNTY IA



**PEOPLES™** 29.96 Acres M/L | Listing #16946  
**COMPANY**  
 INTEGRATED LAND SOLUTIONS  
**PeoplesCompany.com**

Pristine pasture acreage available on Highway 14 pavement in Chariton, Iowa - updated 2-story metal pole house and buildings on 29.96 acres! Located 1 mile north of Chariton this property offers exceptional country views, an updated 2-story home, a large Morton-style barn, extensive pipe fencing, livestock operation potential, and a pond.

The property consists of a nicely updated 2-story metal pole home loaded with character. The home offers 3 bedrooms and 2 baths with 1,728 square feet of finished living space. Take advantage of the gorgeous rolling pasture views from the open-concept kitchen, dining, and living space behind the home. The 56' X 112' X 16' metal pole barn provides ample space for your livestock. The barn features cement flooring throughout with a 2-car garage area and 3 horse stalls. The property showcases an abundance of pipe fencing throughout and 3 automatic livestock glasses of water.

This property is conveniently located on the pavement just north of Chariton in Section 8 of Lincoln Township, call the listing agent today to view the property!

### DIRECTIONS

From Chariton, Iowa travel north on Highway 14 for approximately 1 mile. The property is located on the west side of the highway. Look for the Peoples Company sign.



### TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
423D2	Bucknell silty clay loam	10.04	38.6%	●	6
131C	Pershing silt loam	6.58	25.3%	●	65
23C2	Arispe silty clay loam	5.08	19.5%	●	62
179E2	Gara clay loam	2.86	11.0%	●	23
364B	Grundy silty clay loam	1.32	5.1%	●	72
792D2	Armstrong clay loam	0.12	0.5%	●	5

**WEIGHTED AVERAGE 37.1**



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