

Lucas County **LAND FOR SALE**



280
Acres M/L



Listing #14043

Listing Agent Adam Curran: 641.203.2931, Adam@PeoplesCompany.com

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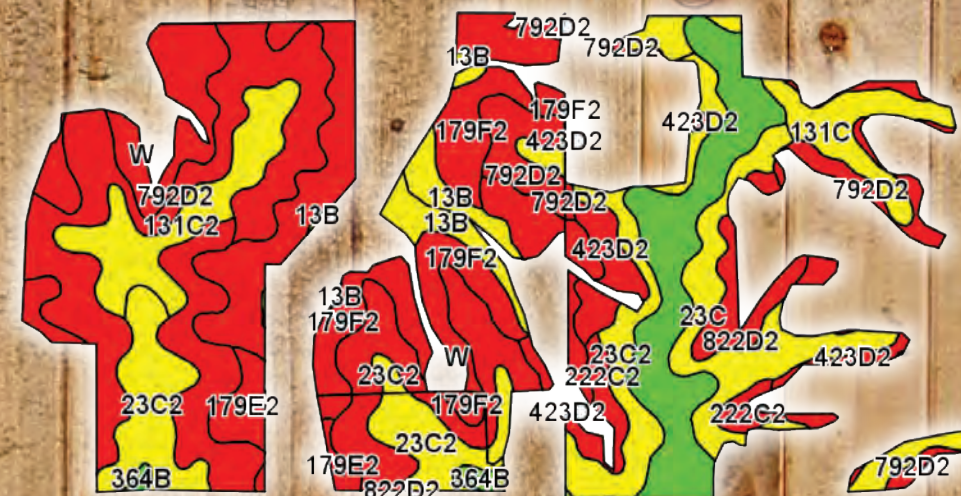
This is an opportunity unlike most to own one of the most picturesque farms in Lucas County. Located on Highway 34 and only two miles outside the Chariton city limits this 280 m/l acre farm offers endless opportunity. There is a total of 184.24 FSA tillable acres with 71.07 acres in hay, with the balance in crop rotation of corn and beans. This farm carries a CSR2 of 33.1 on tillable acres. Maybe more importantly to consider are the views and building potential this farm offers. From the center of this farm you find a view of Lake Ellis as well as Lucas County timber. Four ponds offer a combination of fish with Bass, Crappie, Bluegill, Sunfish and Catfish. Timber and grasslands offer trophy whitetail, turkey and a growing small bird population. There are multiple access points off of Highway 34 for your building potential with both water and electricity at the highway.

Farm Details

188.17 cropland acres
Oats: .60 base acres with a PLC yield of 41
Corn: 41.7 base acres with a PLC yield of 119
Soybeans: 19 base acres with a PLC yield of 38

Directions

From Chariton, travel east on Highway 34 for two miles. Both The farm will be located on the north side of the highway.



Tillable Soils & Hay Ground - CSR2

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2	CSR
179F2	Gara clay loam	37.46	20.3%	Red	11	13
792D2	Armstrong clay loam	30.36	16.5%	Yellow	5	13
423D2	Bucknell silty clay loam	25.62	13.9%	Green	7	13
23C2	Arispe silty clay loam	22.63	12.3%	Light Green	62	50
364B	Grundy silty clay loam	17.74	9.6%	Dark Green	72	75
23C	Arispe silty clay loam	11.79	6.4%	Light Green	66	55
131C2	Pershing silty clay loam	9.83	5.3%	Light Green	62	45
179E2	Gara clay loam	8.51	4.6%	Red	23	33
131C	Pershing silt loam	7.28	4.0%	Light Green	65	49
13B	Zook-Olmitz-Vesser complex	5.79	3.1%	Yellow	68	53
822D2	Lamoni silty clay loam	3.72	2.0%	Red	29	15
222C2	Clarinda silty clay loam	3.51	1.9%	Red	34	25
Weighted Average					33.1	31.8



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For more information, photos, and drone video please look up Listing #14043 on our website: PeoplesCompany.com





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