

# LAND FOR SALE



## 100 ACRES M/L LUCAS COUNTY, IOWA



### LISTING #13587

**PRICE:** \$295,000 (\$2,950/Acre)

**DESCRIPTION:** If you are looking for a place to build with Whitetail Deer, Wild Turkey and room for the horses look no further. This farm has rural water already on the property and electric runs along the road on the north and west sides. The views from the top of the hill are absolutely fantastic with miles of hardwood timbers, green pastures and Otter creek all in view. The mature oak and hickory timber on the east half of the property is loaded with deer and Turkey and the river just a 1/4 mile to the east is a huge travel corridor for mature bucks. You have to walk the timber to appreciate how big it is. Two miles of gravel the north gets you to Highway G76 and easy access to Highway 65, Highway 69, and Interstate 35. come explore it today.

**DIRECTIONS:** From Indianola: Travel south on Highway 65/69 for 13 miles then take Hwy G76 East for 3 miles to 138th street. Go south on 138th Avenue for two miles to Wyoming. The property sits on the south east corner of Wyoming St.

**TAXES:** \$1098 Annually

#### FARM PROGRAM INFORMATION:

The Farm is in Pasture and Timber with no tillable acres.

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