

39 ac m/l in Lucas County, IA

Prime Hunting & Recreational Land

\$140,000

\$3590/ac

Prime Lucas County, IA hunting and recreational land for sale near Chariton, IA. 39 acres m/l of diverse habitat in a trophy whitetail deer and turkey producing area of Southern Iowa. This small and affordable recreational and hunting tract consists of rolling to steeply rolling terrain amongst thick timber, brushy ditches and open rolling native grass hills. Surrounded by mostly Ag fields, this property offers bedding, cover, and habitat for the trophy whitetails and turkey that call this area home. Property has multiple access points for discreet entry to potential stand sites and also offers potential for future food plots tucked into pockets between the CRP acres and timber. Located minutes north of Chariton, this Southern Iowa property offers many options and is within 50 minutes of the Des Moines, Iowa area.

GENERAL INFORMATION

Sale Acres	39 ac m/l
CRP Acres	12.09
CRP Expires 2021	\$1541 Est. CRP income
Topography	Rolling to Steeply Rolling
Taxes	\$124 – 2015/16 payable

RECREATIONAL OPPORTUNITIES

Whitetail Deer	ATV
Turkey	Hiking
Heavily Timbered	Hunting



The above information, although believed to be correct, is not warranted or guaranteed by the owner, listing firm or listing agent.



**Hawkeye
Farm Mgmt &
Real Estate**

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DIRECTIONS:

From Chariton take Hwy 34 west about 3.2 miles to 200th Ave/S23 turn right, go 6.7 miles turn right on 205th Trail, approximately 1.2 mile arrive at property on your left.



**Hawkeye Farm
Mgmt & Real Estate**



LEGAL:

39 acres m/l located in SW1/4 SE1/4 Sec 13 T-73-N, R-22-W – Lucas Co.

Exact legal to come from abstract.