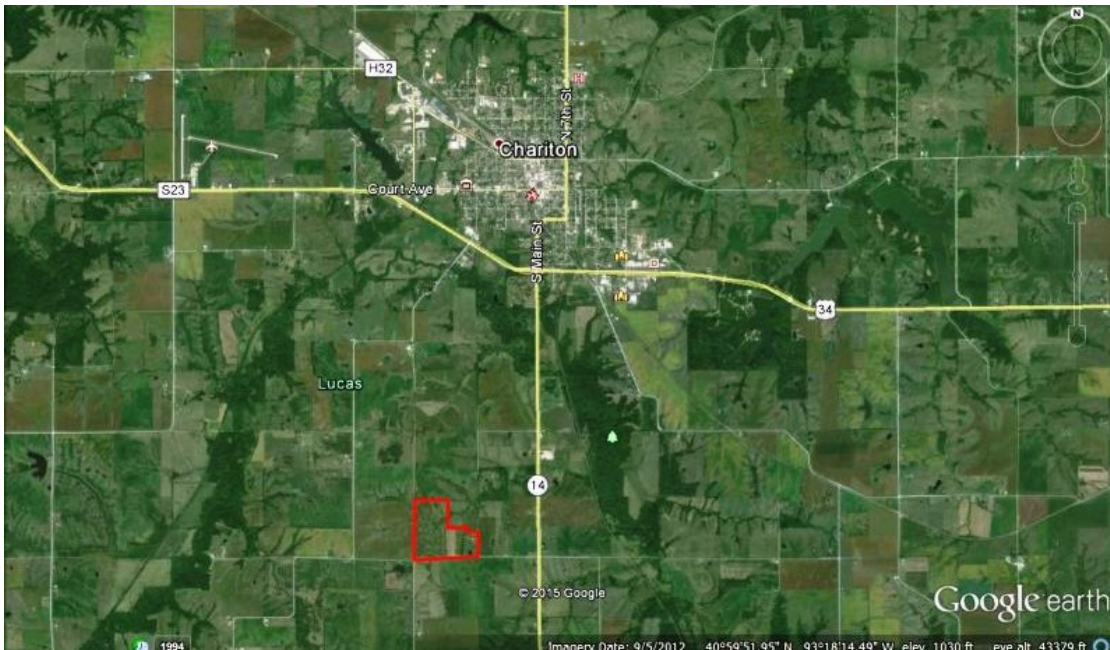


# LAND FOR SALE



## 126 ACRES M/L LUCAS COUNTY, IOWA



### LISTING #12461

**PRICE:** \$610,000 (\$4,841/Acre)

**DESCRIPTION:** Presenting 126 Acres and Beautiful Home south of Chariton in Lucas County. This 4 bedroom, 2 bath home is situated less than 5 miles south of Chariton, Iowa. Home features an open floor plan with new furnace and AC, eat in kitchen, main floor laundry, sunroom, home office and updates throughout. Kitchen was renovated 2 years ago and show cases cherry cabinets, large center island and beverage center. Both bathrooms have been updated with tile flooring and tile surround; as well as jet tub in main bath. Large master bedroom provides plenty of storage with three double closets. The large round roof barn with partial basement is perfect for the horse lover or 4Her. Updates in the last year outside include new barn tin roof, 18x70 lean-to, two continuous fence lots and exterior road fence. There are 5 hydrants on the property as well as a new kobalt waterer. The land offers 65.7 tillable acres m/l with a CSRII of 41.8, and two nice ponds.

**DIRECTIONS:** From the intersection of Highway 14 and Highway 34 in Chariton, Take Highway 14 south 2 1/2 miles to 450th St. Take 450th west to 225th Ave. North on 225th Ave to 45167 225th Ave.

**TAXES:** \$3,916 Annually

**KENNY HERRING**

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