

LAND FOR SALE



46 ACRES M/L LUCAS COUNTY, IOWA

LISTING #12203

PRICE: \$161,000 (\$3,500/Acre)

DESCRIPTION: If you are looking for the ideal small hunting parcel within driving distance to Des Moines look no further. This piece has it all 20 acres of 81.9 CSR (76.2 CSR2) bottom ground, 26 acres of mature hardwood timber, and Otter creek running along the eastern border. The timber is part of a larger 50 acre tract of hardwood timber and Otter Creek is a major travel corridor between two larger tracts of timber to the north and to the south of this property. The property has a gravel road on the north side for easy access that dead ends at the river. Tillable ground is split into three food plot ready tracts with plenty of trees in between for the perfect stand placement. It's all just 15 minutes south of Indianola on the Lucas and Warren County Line between Highway 65 and Highway 69. Additional 84 acres to the west is available for sale as listing #11800.

DIRECTIONS: From Liberty Center: Travel South on Highway 65 for 1.3 miles. Turn West onto Highway G76 for 2.4 miles. Travel South on 138th Avenue for 2 miles and road will turn into 110th Trail as you enter Lucas County. Head East onto Wyoming Street, after 1/4 mile the farm will be on the South side of the road.

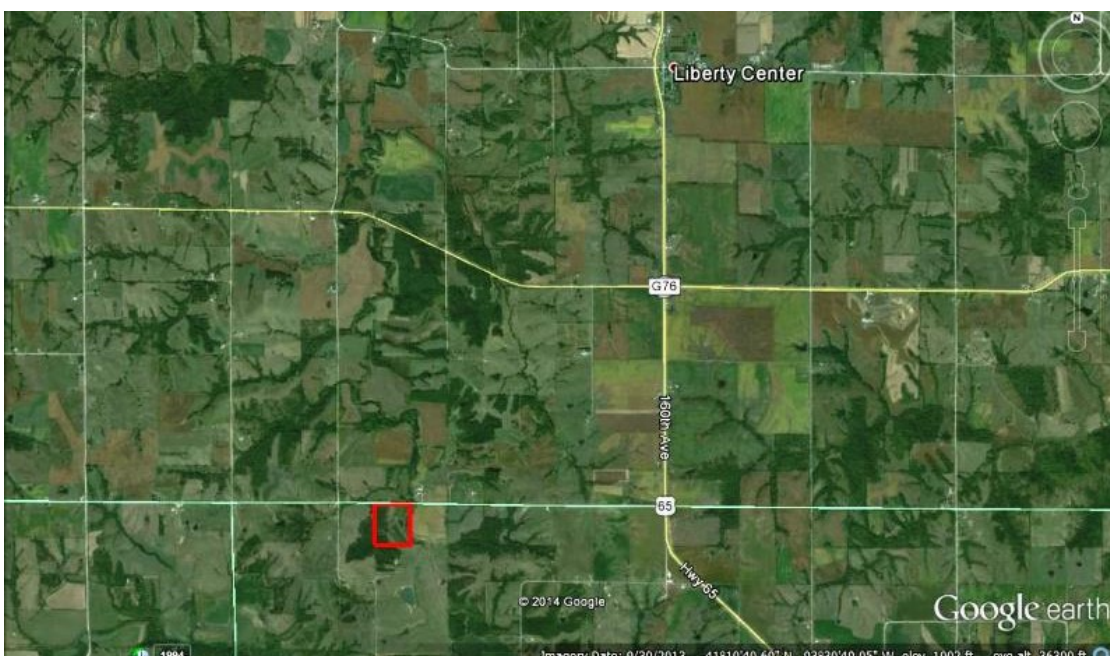
TAXES: \$504.00 Annually

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