

116 Acres Lucas County



Price: \$400,200

Description: Offering 116 acres m/l northwest of Derby in Lucas County. The farm consists of approximately 63 FSA tillable acres with an average CSR2 of 43.9 (CSR 40.7), two stock ponds with the remaining acres pasture/timber. This combination farm offers plenty of recreational activities including fishing and hunting with added income potential. It would make a great place to build with water and electric on site and a nice set of buildings. Located minutes from Stevens State Forest and right off Highway 65.

Price Per Acre: \$3,450

Directions: From Derby, IA; travel north on Highway 65 to 440th Street. Take 440th west 1 mile. The property is on the south side of 440th Street.

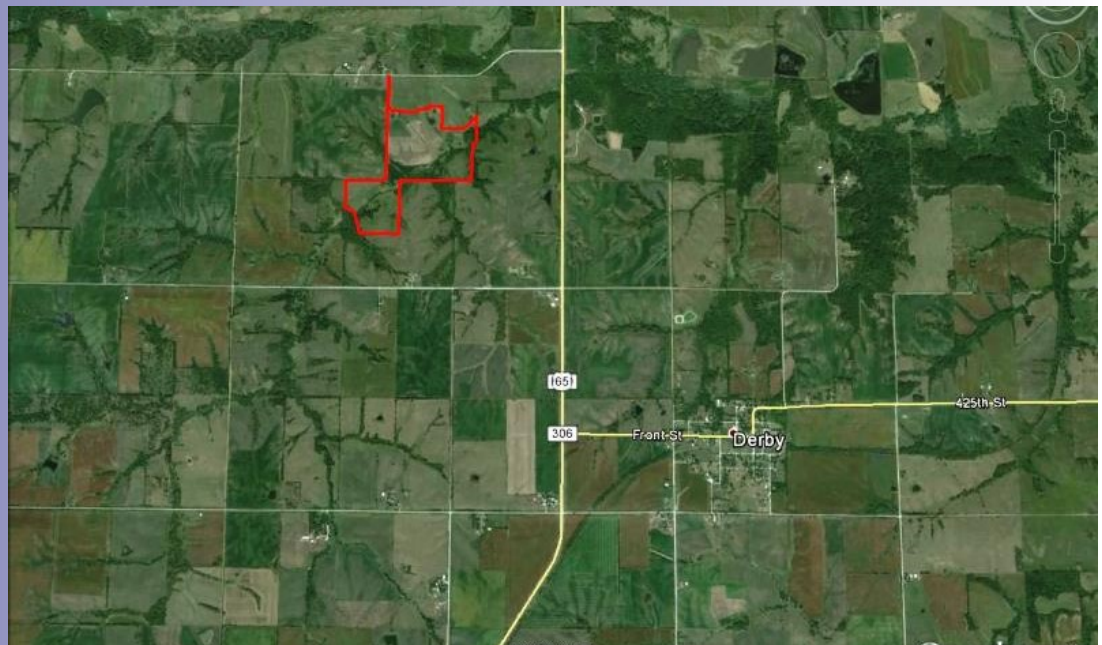


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Additional information can be found on our website: **LISTING # 11994**

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