

53116 US HWY 65  
Lucas County, Iowa



**Price:** \$480,000

**Attention Boarders & Breeders:**

If you love horses and dream of owning your own horse ranch facility, This is it. The house, new in 2001, includes **6 bedrooms**, 2 full baths and over 1600 square foot of living area with a fully finished walkout basement. Hardwood floors in Kitchen and living room with nice carpet in the bedrooms. Enjoy the spectacular rolling hill views from the comfort of the covered front porch. **24' X 36" garage** and a **32' X 48' Shop** would serve well for camper/machinery storage and maintenance equipment.

**10 horse stalls, 36' X 70' barn** with ½ bath attached to a **60' X 90' Indoor Riding Arena.** The horse stall barn is all setup for boarding with a washing station for grooming. This ranch includes 18.75 acres m/l with an additional adjoining 100 acres m/l that could be purchase separately providing plenty of pasture and water to support a nice herd of cattle and horses. The ranch is also very close to some of Iowa's most popular trail riding destinations such as **Stephens State Forest** and **Elk Rock State Park.** Call TODAY for a personal tour of the property.

**Directions:** From Lucas go North on Hwy 65 approx. 3.5 miles. Property is on East side of the road.

**Kenny Herring**

P: 515.961.0247

C: 515.783.8718

Kenny@PeoplesCompany.com

**Adam Curran**

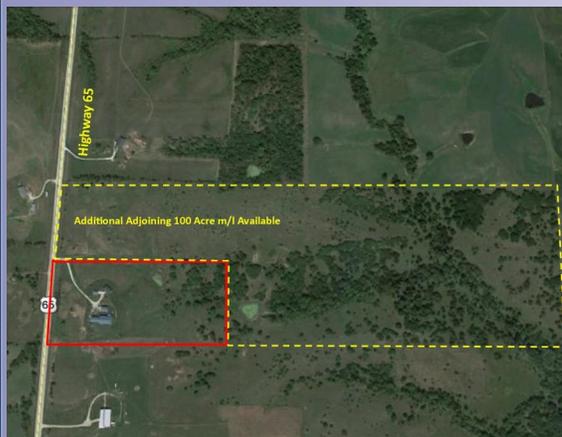
P: 515.961.0247

C: 641.203.2931

Adam@PeoplesCompany.com



10 Horse Stalls



60' X 90' Indoor Riding Arena

Additional information can be found on our website: **LISTING # 11690**

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