



## LAND FOR SALE

WE ARE PLEASED TO PRESENT

80 Acres, m/l - Lucas County, Iowa

### LOCATION:

2 miles south of Lucas on Hwy. 65, then 1 1/2 miles west on 467th Street.

### LEGAL DESCRIPTION:

SW 1/4 NE 1/4 and NW 1/4 SE 1/4 all in Section 34, Township 72 North, Range 23 West of the 5th p.m. (Jackson Twp.)

### PRICE AND TERMS:

- **PRICE REDUCED** \$135,200 \$1,690/Ac.
- ~~\$150,000 \$1,875/Acre~~
- 10% down, balance due in cash at closing.

### REAL ESTATE TAX:

Taxes Payable 2011-2012: \$458.00

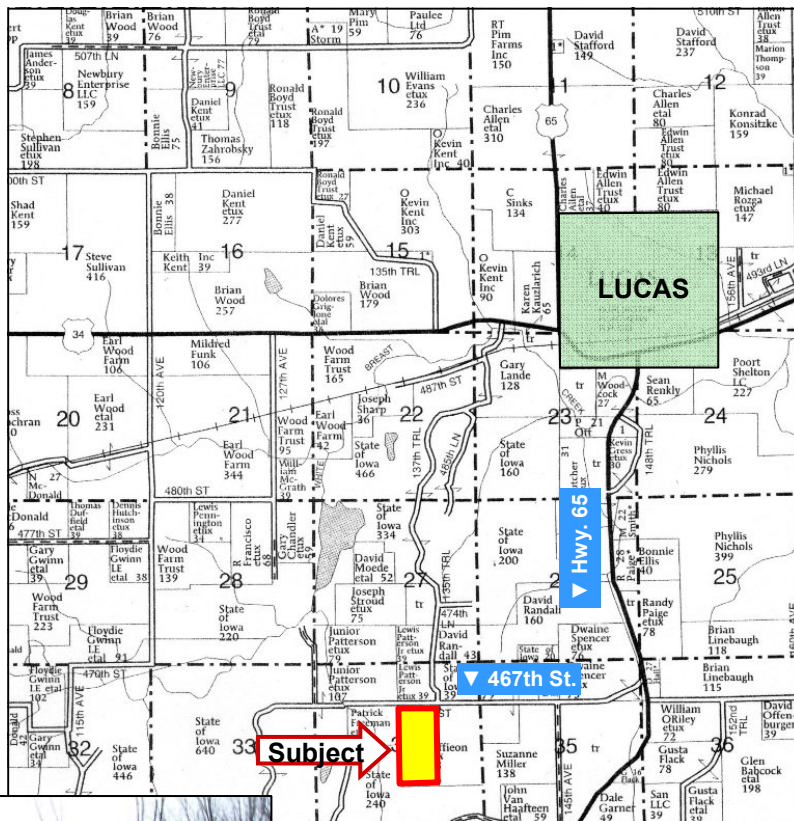
Taxable Acres: 80

Tax per Acre: \$5.73

**SCHOOL DISTRICT:** Jackson Chariton

**IMPROVEMENTS:** None

**POSSESSION:** At closing.



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**COMMENTS:** Well maintained pasture with pond near road, and small timberland tract next to Stephens Forest.

Presently no East line fence, as this is a split of a larger tract.

For additional information, contact **Marv Huntrods**

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## AERIAL & SOIL MAPS



LOOKING SOUTH FROM THE NORTHWEST CORNER



T34-T2N-23W



LOOKING SOUTHEAST FROM THE NORTHWEST CORNER

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