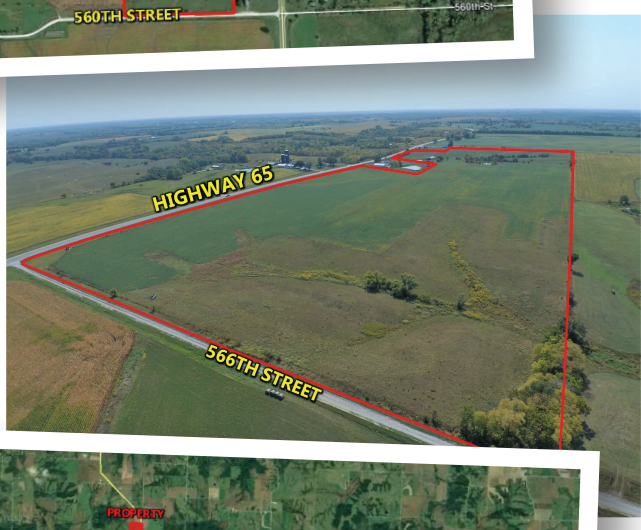


Asking
Price:

\$381,281

LISTING
#13993

Highway 65
Lucas, Iowa 50151



LUCAS COUNTY 88.67 Acres M/L

88.67 Acres m/l of excellent high quality Lucas County farmland. The farm offers 37.16 tillable acres with a CSR2 of 74 (CSR1 68.7). The gently sloping farmland offers productive soil types including Grundy, Haig and Arispe. Remaining acres include clean pasture, good fence, and a pond. Also included on the property is a 52' X 72' open front Morton building and a 27' X 36' open front Morton Building. Rural water is installed and runs to the buildings. This farm offers a great combination of row crop and pasture land, perfectly suited for a beginning farmer or addition to existing farm/cattle operation. Located in section 10 of Otter Creek Township, Lucas County, IA.

Details:

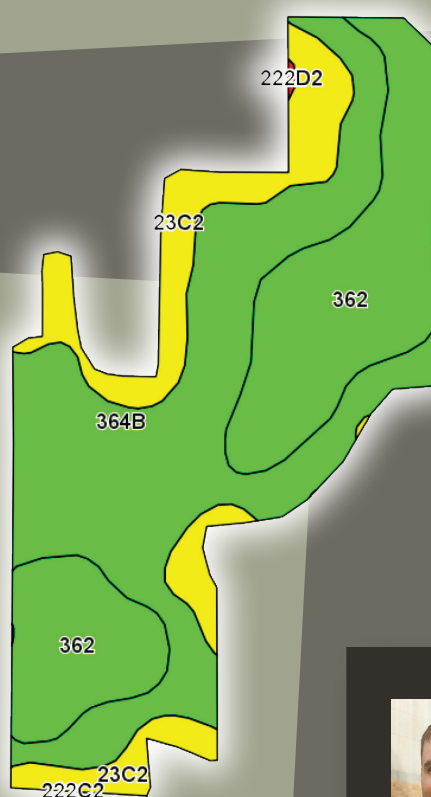
Listing #: 13993
Acres: 88.67 M/L
Price: \$381,281
Price/Acre: \$4,300
Taxes: \$1646 Annually
CSR: 68.7
CSR2: 74
County: Lucas
Schools: Chariton

Tillable Soils Map (CSR2)

Code	Soil Description	Acres	Percent	Legend	CSR2	CSR
364B	Grundy silty clay loam	17.47	47.0%		72	75
362	Haig silt loam	12.93	34.8%		83	70
23C2	Arispe silty clay loam	6.76	18.2%		62	50
Weighted Average					74	68.7

For More Information: Listing #13993, PeoplesCompany.com

Licensed to sell real estate in Iowa and Missouri, Kenny Herring is a versatile member of the Peoples Company team who strives to provide an unparalleled level of customer service to his clients. As an Accredited Land Consultant, Kenny is driven by a persistent work ethic and positive attitude with the motivation to satisfy all parties of a real estate transaction.



Improvements: Rural Water,
52' x 72' Morton Building,
27' x 36' Morton Building

Directions: From the Highway
34 and Highway 65 intersection
at Lucas: Take Highway 65
north 8 miles to 566th Street.
Take 566th west. The property
is at the corner of 566th Street
and Highway 65.



KENNY HERRING, ALC
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