

LAND FOR SALE

LISTING #14554

PRICE: \$84,870

DESCRIPTION: Presenting 20.7 acres m/l in Lucas County. This small yet mighty recreational farm is proof that it's not the size that matters, but how you use it. Very affordable land investment that includes \$1,497 annual CRP income. The property is located in a great section with large timber surrounding. Little White Breast Creek meanders the western boundary of the property serving as a travel corridor for wildlife. Located in Section 19 of English Township, 6 miles north of Chariton in Lucas County.

DIRECTIONS: From Chariton: Take County Road S-23 North to 530th Street. Go East on 530th to 225th Avenue. Take 225th Ave North. The property is on the West side of 225h Ave.

TAXES: \$450.00

FARM DETAILS:

Pending reconstitution by the Lucas County FSA

6.51 Acres CP1 paying \$124.86 per acre expiring 2022

KENNY HERRING, ALC

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20.70 ACRES M/L

225TH AVENUE, LUCAS CO., CHARITON, IA



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