

# 33 acres in Warren County

KILOTERRA | 515-442-7709 | [info@kiloterra.com](mailto:info@kiloterra.com)



## Property Address

130th Avenue  
Lucas, Iowa 50151

## Property Highlights

- Price: \$168,295.00
- Acres: 33.43
- County: Warren
- State: Iowa
- Closest City: Lucas
- Property Type: Recreational Property, Residential Property, Undeveloped Land

## Property Description

Located only 15 minutes South of Indianola, this farm would make the ideal place for a weekend getaway or future home site. With two ponds out back and expansive timber ridges to the East, the views are captivating. The farm currently has native grass plantings throughout and adjacent crop fields to the South, making it ideal bird hunting habitat. The timber fingers running through the property connect the ag fields to larger timber blocks. As evidenced by the scrapes, rubs, and many trails throughout, the whitetails are abundant. A tenant has been identified to plant crops on the 27.57 +/- FSA Chuck Johnson tillable acres at a rental rate of \$200/planted acre. Additionally, the adjacent 111 acres the SW are also available for purchase, of which 110 are FSA tillable generating approximately \$21,708 of annual income.

If you're looking for a place to build a home or cabin within commuting distance of Des Moines, this property is one that demands a closer look.

- Gorgeous Views
- 2 nice sized ponds
- Established grass plantings
- Wildlife on property
- Only 1 1/4 miles off pavement
- Easy Access from I35 or Hwy 69
- Commuting distance to Des Moines
- Utilities at Road
- 27.57 +/- FSA tillable acres
- Tenant identified to rent tillable FSA acres at \$200/acre
- Well maintained trails
- Additional 111 +/- acres adjacent to farm also available
- Section 36 – T74N – R24W

## Driving Directions

From Indianola, Travel South on Hwy 69 for 13 miles. Take a sharp left (West) onto G76 Hwy and travel about 2.1 miles. Turn South (right) onto 130th Ave and travel about 1.25 miles to the property. The farm will be on the Right (West) side of the road. Look for a property sign.



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More details at [landsofiowa.com/listing/7428564](http://landsofiowa.com/listing/7428564)

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