



12119 STRATFORD DRIVE, STE B
CLIVE, IOWA 50325
PeoplesCompany.com

KENNY HERRING

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KENNY@PEOPLES COMPANY.COM

LAND AVAILABLE

LUCAS COUNTY

LISTING #15006

53.5 ACRES M/L

LAND AVAILABLE

\$197,950 | 53.5 ACRES M/L

LISTING #15006

225TH AVENUE
CHARITON, IA 50049

DIRECTIONS

From Chariton: Take County Road S-23 north to 530th Street. Go east on 530th to 225th Avenue. Take 225th Avenue north to 550th Street. The property is on the east side of 225th Avenue.

DESCRIPTION

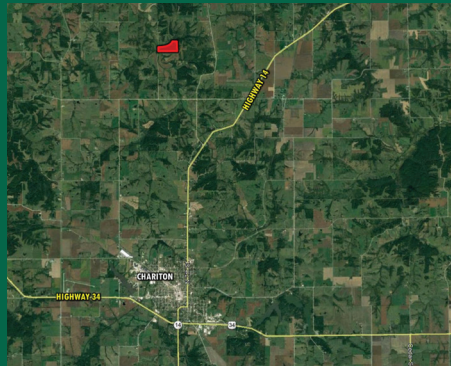
Presenting 53.5 acres m/l in Lucas County. Excellent recreational farm with CRP income. Two small isolated fields located on the back side of the farm would serve well as staging area food plots. Large pond surrounded with timber. The property is located in a great section with large timber surrounding. Located in Section 19 of English Township; six miles north of Chariton in Lucas County.

FARM DETAILS

- Pending reconstitution by the Lucas County FSA
- 9.38 acres CRP CP1 with an annual payment of \$124.86 per acre, expiring in 2022
- 8.85 acres CRP CP22 with an annual payment of \$263.14 per acre, expiring 2028
- Net taxes \$794.00

ADDITIONAL INFORMATION

- Total acres and boundary lines are estimated
- Final acres and boundaries are to be determined by survey prior to closing
- Property taxes are estimated



SIX MILES
NORTH OF
CHARITON



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