



**Hawkeye
Farm Mgmt &
Real Estate**

Premier Hunting & Recreational Property

*Lucas County, Iowa
51280 320th Avenue, Russell, IA 50238*

*\$1,722,600
297 +/- Acres*



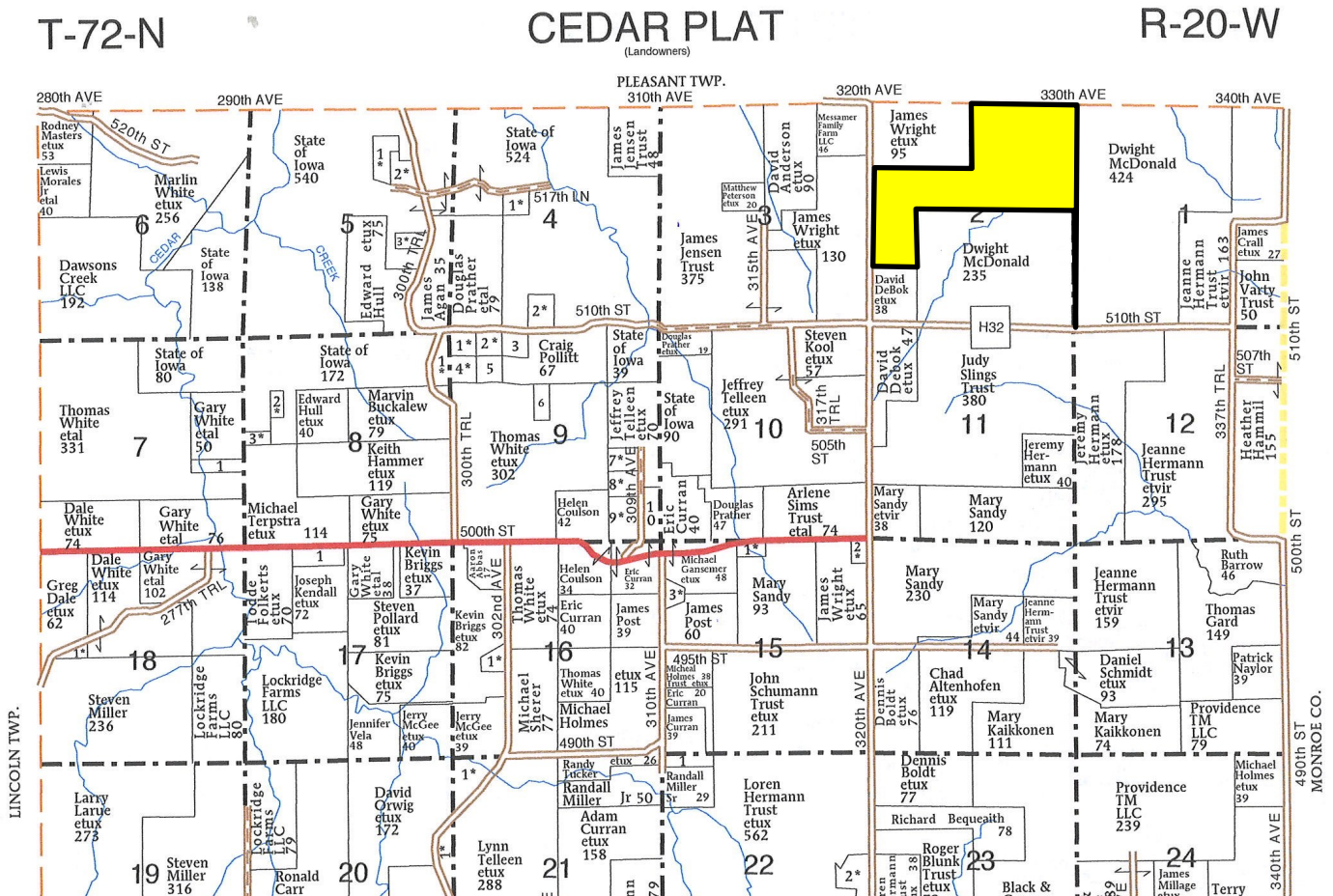
PROPERTY DESCRIPTION

Premier Iowa hunting and recreational property located in Lucas County, Iowa one mile west of the Monroe County border. This Iowa whitetail property lies in a neighborhood known for high quality hunting with large tracts of managed land ensuring future trophy potential.

This farm has the perfect mix of open cropland, CRP, brushy edges, & thick timber ridges across diverse terrain. Currently there are 84+/- acres of quality cropland with a 53.7 CSR2 rented to two separate tenants. Approximately 60+/- acres are rented at \$165/acre with potential for an increase in the future and 24 acres rented on the east end on a crop share basis with potential to leave standing grain for food plots. Additionally, there are 40+/- acres of expired CRP that the current owner has improved for future enrollment potential. For additional future income potential, the western 120 acres has been marked for a white oak/walnut timber sale but has not been harvested.

The southwestern end of the farm would make an incredible home building site and includes a 40x60 building with partial concrete, rural water, and electricity on-site. The perfect combination of cropland, food plots, cover, terrain and an extensive interior trail system create an exceptional property located in a top end neighborhood with income for long term investment potential.

PLAT MAP



PROPERTY IMAGES





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or

to set up a time to see this property contact
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