



# LAND FOR SALE

*Lucas County*

**35.51**  
ACRES +/-



## FARM DESCRIPTION

**PRICE: \$223,713**

Here is a very nice 35.51 +/- acre property located in Union Township, Lucas County, Iowa. The property provided excellent building and income opportunities. The property consists mostly of productive farmland carrying a CSR2 rating of 46.1. Currently, 28 +/- acres are in a corn/bean rotation. Road frontage on both HWY 65 and Morman Trail (450th St) presents building locations in multiple areas of the farm. The middle of the property offers a nice area to build a possible pond.

Give Land Broker Luke Skinner 515-468-3610 or Matt Skinner 515-443-5004 a call today to set up a private showing!



LUKE SKINNER | LAND BROKER  
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MATT SKINNER | LAND BROKER  
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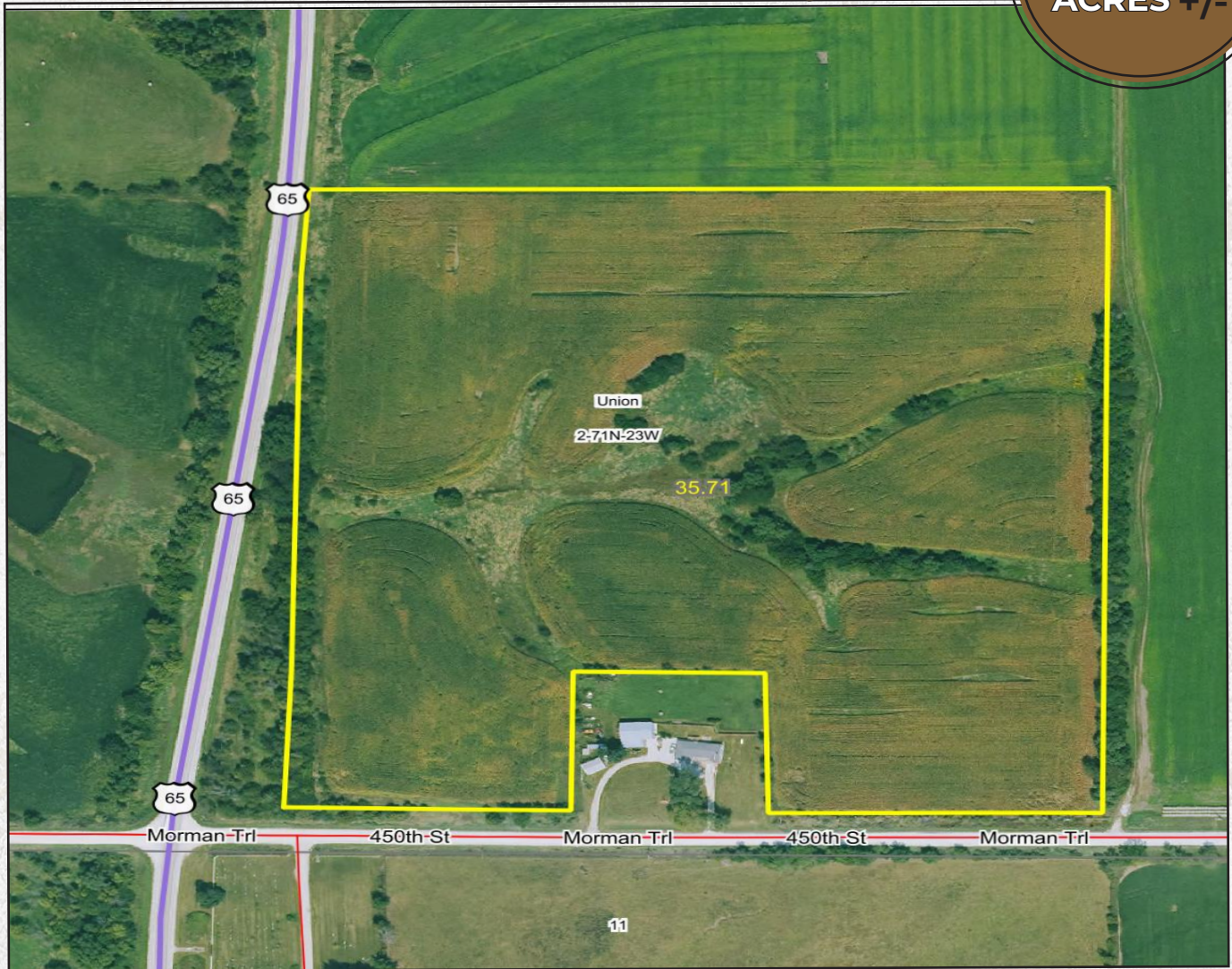




# AERIAL PHOTO

*Lucas County*

**35.51**  
ACRES +/-



## FARM SPECIFICATIONS:

### Asking Price:

\$223,713 or \$6,300/ Acre

### Location:

From Derby, head west on HWY 306 (H50), at the intersection of H50 and HWY 65 turn right (North)  
Head north on HWY 65 for 2.65 miles  
Turn right onto 450th St. Farm will be on the North Side. Signs will be located on the property.

### Legal Description:

35.51 +/- acres located in Lucas County, Iowa; Union Township, Section 2. Exact legal will come from the abstract.

### Tax Information:

\$582 +/- annually estimated from the county assessor





# SOIL MAP

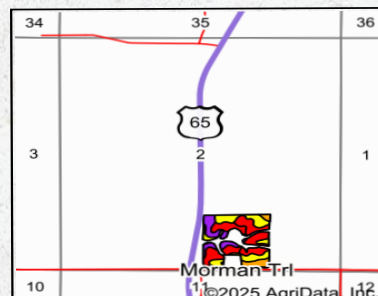
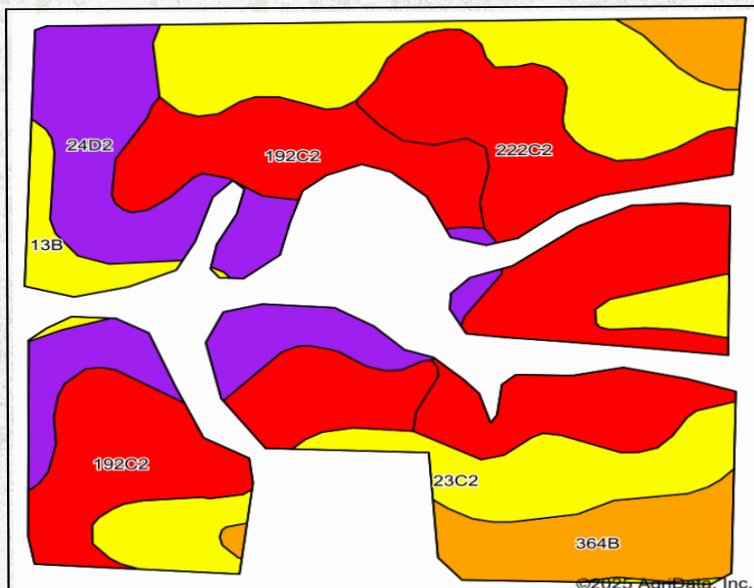
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## FARM DETAILS:

- 35.51 +/- Acres
- 28 +/- Cropland (Corn & Soybean Rotation)
- 46.1 CSR2
- Great building location
- Chariton School District
- Great Road Frontage
- Great location for easy access to Chariton, Iowa and the Des Moines, Iowa area Metro

Soils Map



State: **Iowa**  
County: **Lucas**  
Location: **2-71N-23W**  
Township: **Union**  
Acres: **27.8**  
Date: **8/13/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IA117, Soil Area Version: 33

| Code             | Soil Description                                                      | Acres | Percent of field | CSR2 Legend | Non-Irr Class<br>*c | CSR2** | CSR  | *n NCCPI Overall |
|------------------|-----------------------------------------------------------------------|-------|------------------|-------------|---------------------|--------|------|------------------|
| 23C2             | Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded      | 7.14  | 25.6%            |             | IIle                | 62     | 50   | 73               |
| 222C2            | Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded    | 6.71  | 24.1%            |             | IVw                 | 28     | 25   | 54               |
| 192C2            | Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded | 5.94  | 21.4%            |             | IIIle               | 29     | 30   | 66               |
| 24D2             | Shelby clay loam, 9 to 14 percent slopes, moderately eroded           | 4.74  | 17.1%            |             | IIIle               | 52     | 48   | 75               |
| 364B             | Grundy silty clay loam, 2 to 5 percent slopes                         | 2.53  | 9.1%             |             | Ile                 | 72     | 75   | 79               |
| 13B              | Zook-Olmitz-Vesser complex, 0 to 5 percent slopes                     | 0.74  | 2.7%             |             | IIw                 | 68     | 53   | 77               |
| Weighted Average |                                                                       |       |                  |             | 3.12                | 46.1   | 41.7 | *n 67.9          |

\*\*IA has updated the CSR values for each county to CSR2.

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

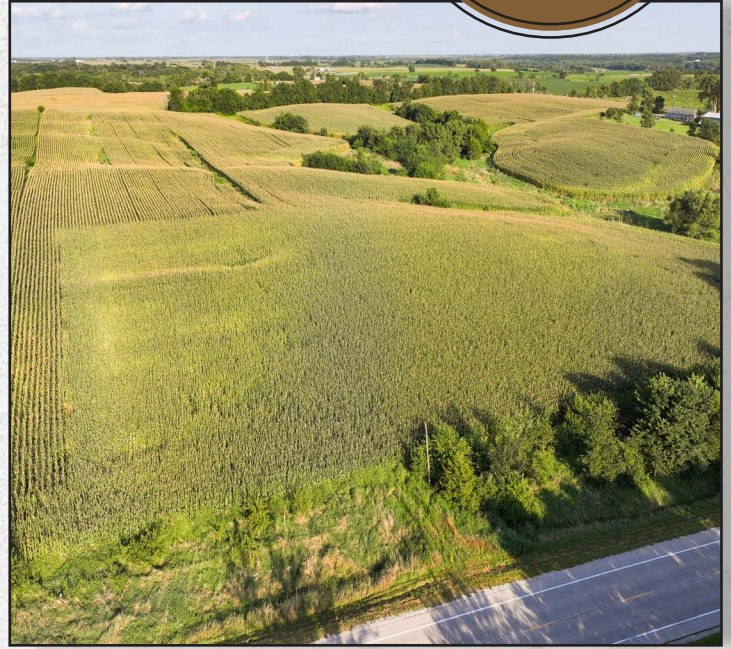




# PROPERTY PHOTOS

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# ABOUT US

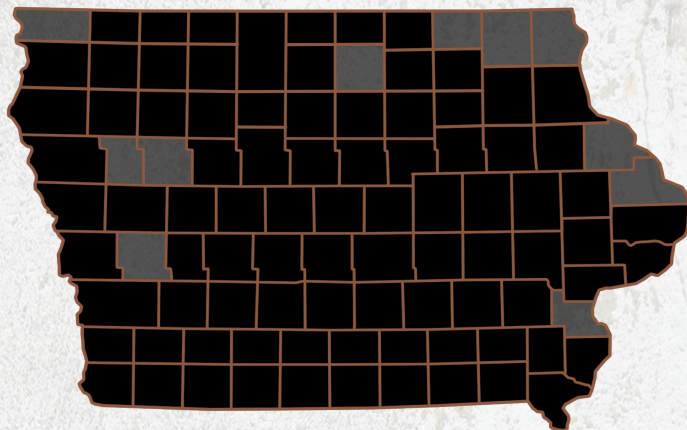
*We are Iowa Land Company*

**A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA**

## WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



**"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"**

*-Iowa Land Company*



Luke and Matt are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Cody and Nick Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 650 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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