



LAND FOR SALE

Lucas County



FARM DESCRIPTION

PRICE: \$1,065,750

Located just 8 miles north of Lucas, Iowa in northern Lucas County, sits this nice laying farm with row crop acres while offering hunting opportunities. The farm is located in Otter Creek township, section 13. The farm carries 134.48 FSA certified cropland acres that have a 55.2 CSR. 125 +/- cropland acres are currently in a corn/bean rotation under a 50-50 share crop agreement. The tillable acres are rented for the 2025 agriculture season and will be open for the 2026 agriculture season. The cropland acres lay well with some gradual roll toward the waterways. This farm is a sound investment opportunity with income as well as hunting opportunities. This farm sets up well for hunting with bedding to the south and east, making it a great place to enhance with food plots if desired, or lease the hunting rights for additional income. This farm would make for a great investment, a great starter farm, or a great addition to a current landholding portfolio! Call Luke Skinner or Nick Skinner today to request a private showing.



LUKE SKINNER | LAND BROKER
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Urbandale Office
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Urbandale, IA 50322

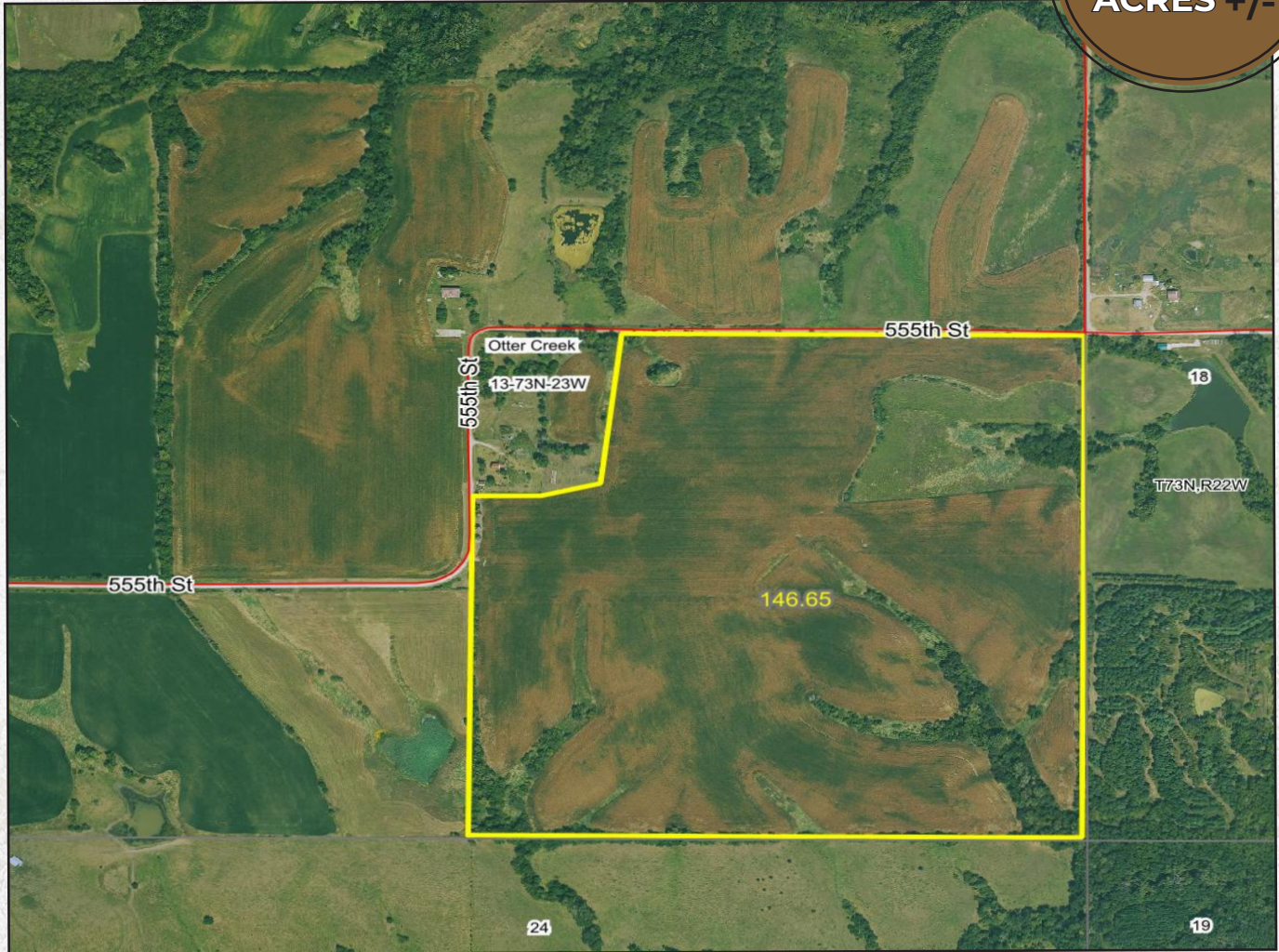
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AERIAL PHOTO

Lucas County

147
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$1,065,750 or \$7,250/ Acre

Location:

From Lucas, Iowa, Go west on Highway 34 for approximately 0.5 mile. Turn right or north onto Highway 65 for approximately 6.0 miles. Turn right onto 550th street for approximately 0.6 mile. Turn left onto 150th Ave for approximately 0.3 mile. Turn right onto 555th street for approximately 0.4 mile. Property signage is on the farm, at the entrance

Legal Description:

147.00 +/- gross acres located in Lucas County, Iowa, Otter Creek Township, Section 13. A survey will be conducted to identify the boundary around the acreage in the northwest portion of the farm. Exact legal description will come from the abstract.

Tax Information:

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



SOIL MAP

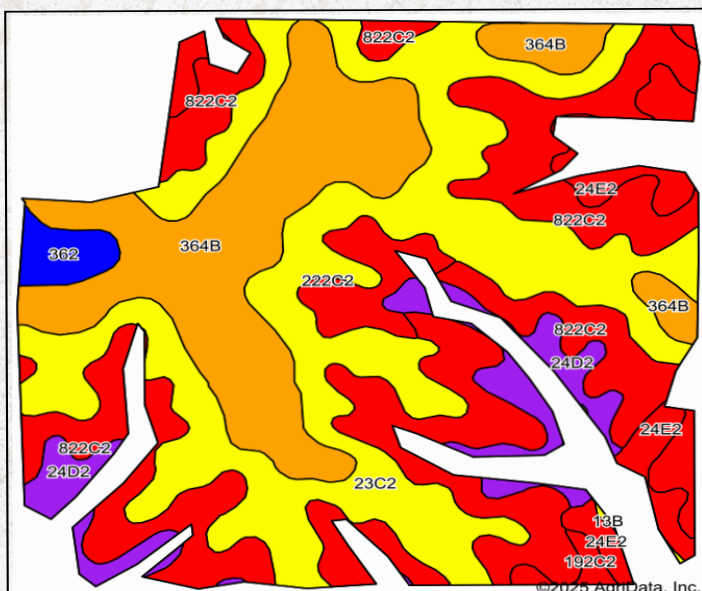
Lucas County

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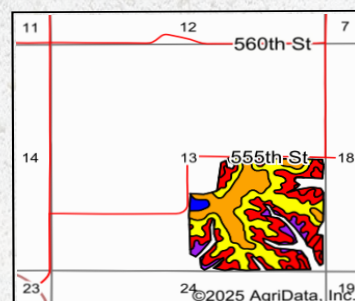
FARM DETAILS:

- 147 +/- Gross Acres
- 134.48 +/- FSA Cropland Acres
- 125 +/- Currently in Production
- 54.2 CSR2 average on cropland acres
- The cropland acres are rented for the 2025 agriculture season on a share-crop lease
- The farm will have an open 2026 agriculture lease
- Good hunting opportunities with enhanced food plots, bedding to the south and east
- An abundance of Whitetail deer and turkey travel through this farm
- Easy access off 555th street only 1.5 miles from Hwy 65
- Located 8 miles north of Lucas, Iowa
- Located 14.5 miles northwest of Chariton, Iowa
- Located 24.5 miles southeast of Indianola, Iowa

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Lucas**
Location: **13-73N-23W**
Township: **Otter Creek**
Acres: **124.53**
Date: **9/18/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA117, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	41.63	33.5%		IIle	62	50	73
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	36.60	29.4%		IIle	36	30	61
364B	Grundy silty clay loam, 2 to 5 percent slopes	27.13	21.8%		Ile	72	75	79
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	6.91	5.5%		IIle	52	48	75
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	6.08	4.9%		IVe	40	38	66
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	3.49	2.8%		IVw	28	25	54
362	Haig silt loam, 0 to 2 percent slopes	2.05	1.6%		IIw	83	70	74
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	0.54	0.4%		IIle	29	30	66
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	0.10	0.1%		IIw	68	53	77
Weighted Average						2.84	54.2	48.4
								*n 70

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

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



PROPERTY PHOTOS

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ABOUT US

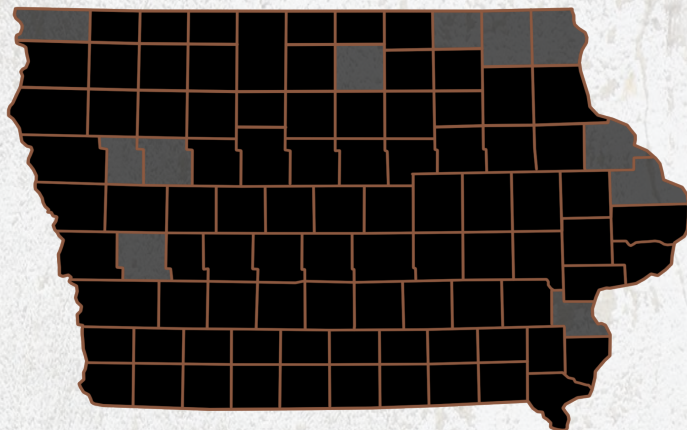
We are Iowa Land Company

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 Nick are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Cody and Matt 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 eight 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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