



*Lucas County, Iowa*  
**Land Auction**

**171.79±**

ACRES - 2 TRACTS

*Online Bidding Available!*

**WEDNESDAY, OCTOBER 6, 2021 AT 1PM**

**CHARITON, IOWA** - Land is located 12 miles north of Chariton on Highway 14, then 1 mile west on 570th Street to 28355 570th Street. **Auction held at Carpenters Hall, 1215 Court Avenue, Chariton, Iowa.**

**Auctioneer's Note:** Here is a farm that is perfect for hay ground, pasture and recreational opportunities in Lucas County, Iowa.

**Tract 1 – 39.19 Acres M/L**

This tract offers a potential building site with 2 ponds, timber, pasture and approx. 14 acres tillable. CSR2 is 34.4 on the tillable acres. Located in Section 6, Pleasant Township, Lucas County, Iowa.

**Tract 2 – 132.6 Acres M/L with Home & Buildings**

This tract offers a 2 bedroom, 1 bath home with 864 sq. ft, along with a 22'x22' detached garage, an old barn & several smaller outbuildings. The property has rural water. There is approx. 63 acres tillable, balance being timber & pasture. CSR2 is 30.4 on the tillable acres. Located in Section 6, Pleasant Township, Lucas County, Iowa

**FSA Info on Entire Farm:** 78.53 acres tillable with 14.1 corn base acres & 6.8 bean base acres.

**JOSEPH A. RUTH AND TAMARA L. RUTH**

*Iowa State Savings Bank, Arnold O. Kenyon III – Trust Officer | Loretta L. Harvey – Attorney*

Contact Steffes Group at 319.385.2000;

Mason Holvoet, 319.470.7372 or Nate Larson, 319.931.3944

**SteffesGroup.com**



Steffes Group, Inc., 2245 E Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000