



LUCAS COUNTY LAND AUCTION

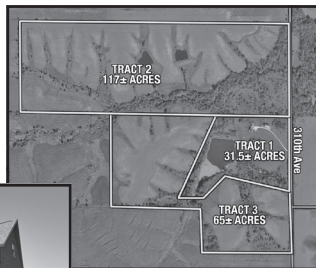
ONLINE BIDDING
AVAILABLE

TUESDAY, OCTOBER 24 AT 2:30 PM

Lake View Country Club | 21897 480th Street | Chariton, Iowa

LISTING #14003: Located in the heart of big buck country and just minutes from Rathbun Lake, this 214 acre Lucas County, Iowa farm offers spectacular views of the wildlife from the back deck of the rustic log home, income producing acres and many other recreational opportunities. The farm consists of 214.6 surveyed acres and will be offered in three individual tracts and then as a combination of the entire farm. With 172.06 total FSA cropland acres carrying an average CSR2 of 48.9 on the tillable acres with 110 acres m/l currently being farmed in a corn and bean rotation, this unique property offers good income for the area and plenty of food and habitat to produce mature bucks. Contact agent for a private showing.

Tract 1: 31.50 ac. m/l, Tract 2: 117.70 ac. m/l, Tract 3: 65.40 ac. m/l



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