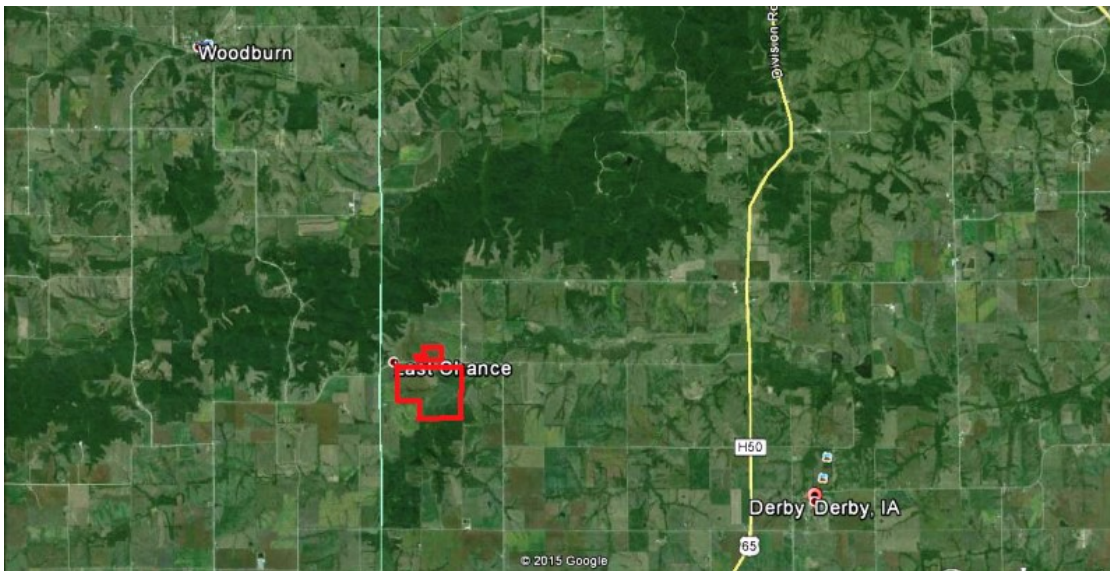
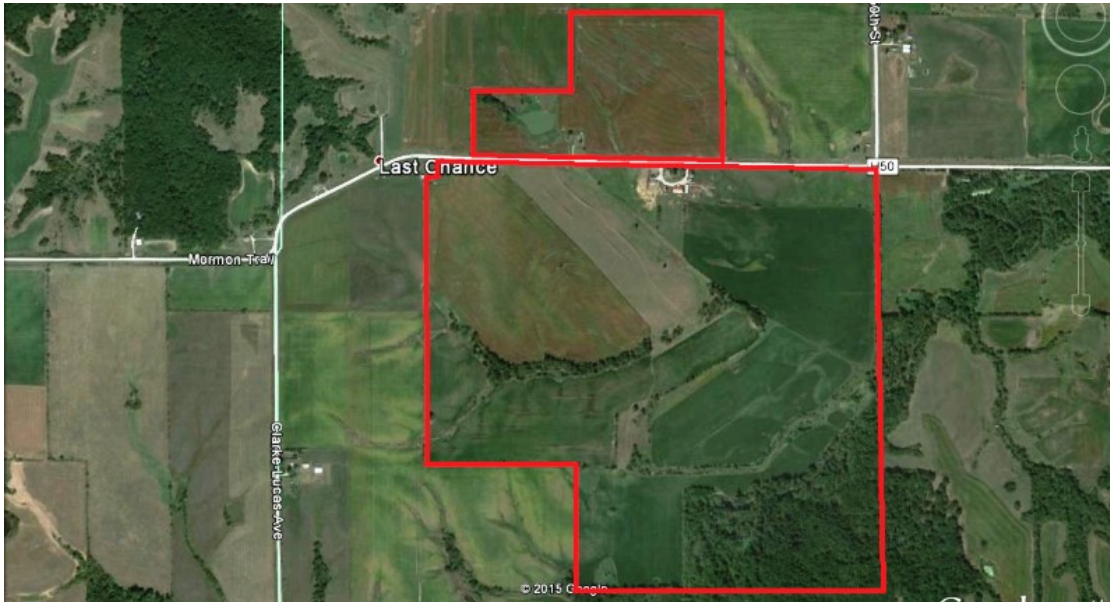


# LAND FOR SALE



## 359 ACRES M/L LUCAS COUNTY, IOWA



### LISTING #12484

**PRICE:** \$1,750,000 (\$4,874/Acre)

**DESCRIPTION:** 359 acre combination farm that has it all: High CSRs, New Ranch home, top notch whitetail and turkey hunting, a stocked pond and a 50 x 80 x 16 shop. Wait till you see the views overlooking the Timber and bottom ground. The 256.57 tillable acres carry a 57 CSR2 and there are several acres that are currently not farmed that could be put into production. Most of the hill ground is tilled and terraced. There are 40 plus acres of hard wood timber on the south side of the farm that back up to a larger timber tract. The remainder of the farm is in pasture and timbered draws. There is a six acre bottom that lies between the timber and the dike. There is also a new 15,000 bushel grain bin and several older bins for grain storage

The house is an 1860 square foot 3 bedroom 3 bath ranch home with a 25 x 25 attached garage and with high efficiency features throughout. The office could be converted to an additional bedroom if needed. Nine foot ceilings on both levels and an open floor plan set up perfectly for entertaining. The basement is 3/4 finished and is plumbed to be a self-contained apartment. Some of the many features include Italian Ceramic tile floors, above garage storage, 8 in fully insulated basement walls, 2x6 first floor walls, large deck, triple pain windows, solid wood doors, and poured counter tops.

**DIRECTIONS:** From Lucas Iowa go 5 miles South on Highway 65 then take 440th West 3.5 miles to the property. Property lies on both sides of 440th St.

**TAXES:** \$6034 Annually

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