



LISTING
#14286

18 ACRES M/L



LISTING
#14287

40 ACRES M/L



LISTING
#14288

209 ACRES M/L

LUCAS COUNTY

TIMBER AND PASTURE LAND FOR SALE



LUCAS COUNTY

TIMBER AND PASTURE LAND FOR SALE

122ND TRAIL, LUCAS, IA 50151
PRICE: \$63,000 (\$3,500 PER ACRE)

ABOUT THE PROPERTY

Offering 18 acres of prime hunting ground loaded with Oak, Hickory and Walnut trees. This tract backs up to a much larger timber to the west. There are 4.73 acres considered FSA tillable that would make ideal food plots and a staging area between the food plots and timber for stand placement. Rural water has been installed and electric is at the road. An older barn is also included. If you are looking for more ground, there is an additional 249 acres to the east of this farm that is for sale.

FARM DETAILS

Estimated acres, to be determined after split.
Farm Land: 17.26 acres
Crop Land: 4.73 acres

DIRECTIONS

From Lucas head north on Highway 65 for approximately 2 miles to 510th Street. Turn west on 510th Street and take the curve left onto 507th Lane. Stay on 507th Lane for 2 miles to 122nd Trail, then head north for half a mile, and the property will be on the west side of the road.



122ND TRAIL, LUCAS, IA 50151
PRICE: \$128,000 (\$3,200 PER ACRE)

ABOUT THE PROPERTY

Offering 40 acres of improved pasture located just northwest of Lucas, Iowa with easy access to Highway 65. There are 33.24 acres considered FSA tillable. This tract includes a small pond for watering livestock and has electric and rural water at the road. Rural water is currently hooked up but water pit is on the adjacent 18 acres that is also for sale. An additional 209 contiguous acres is also currently listed.

FARM DETAILS

Estimated acres, to be determined after split.
Farm Land: 39.38 acres
Crop Land: 33.24 acres

DIRECTIONS

From Lucas head north on Highway 65 for approximately 2 miles to 510th Street. Turn west on 510th Street and take the curve left onto 507th Lane. Stay on 507th Lane for 2 miles to 122nd Trail, then head north for half a mile, and the property will be on the east side of the road.



140TH AVENUE, LUCAS, IA 50151
PRICE: \$585,200 (\$2,800 PER ACRE)

ABOUT THE PROPERTY

Offering 209 acres of improved pasture located just off Highway 65 northwest of Lucas, Iowa. The farm is currently all in hay and pasture but has 126.87 acres considered FSA tillable. The fences are in good condition and includes several sections of new fences, cross fencing, and a corral at the east end. The timber ground is loaded with whitetail deer and turkey and is fenced separately for controlled grazing. The farm can be accessed from both 517th St. and 140th Avenue. Two ponds and a creek are used for watering livestock. The farm was hayed in July and open for immediate possession. 60 additional acres are available with contiguous access.

FARM DETAILS

Estimated acres, to be determined after split.
Farm Land: 206.22 acres
Crop Land: 126.88 acres
CRP Land: 0.89 acres, pays \$125.02/acre, expires 2022.

DIRECTIONS

From Lucas, head north on Highway 65 for approximately 2 miles to 510th St. Turn west onto 510th St. and take the curve north onto 140th Ave. The drive/easement into the property is approximately a quarter of a mile after the curve, on the west side of the road.



12119 Stratford Dr, Ste B
Clive, IA 50325
PeoplesCompany.com



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