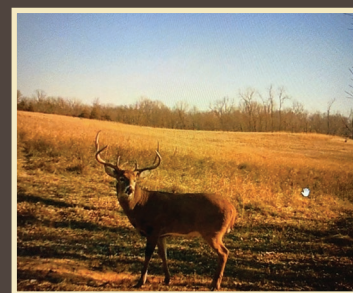


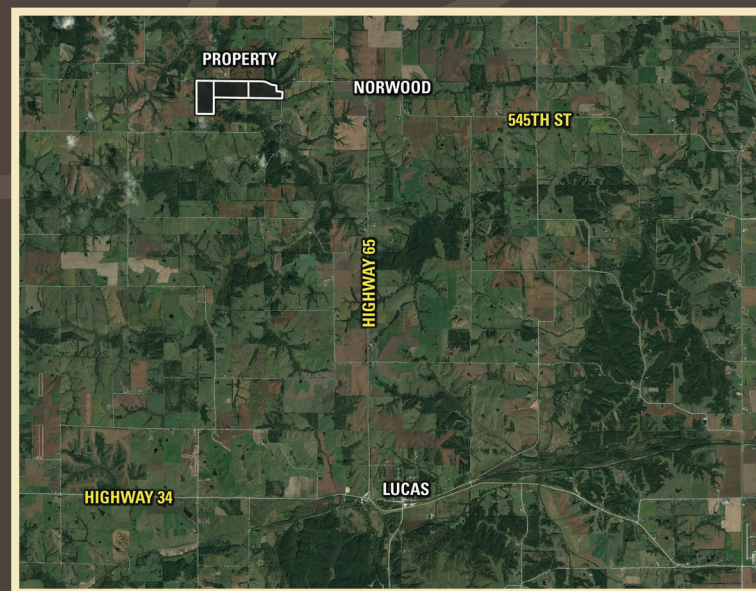
PROPERTY INFORMATION



Peoples Company is honored to represent the Scheve Family with their sale of 230 acres m/l in Lucas County, Iowa. These farms have been owned and hunted by the Scheve Family for nearly 50 years. The farms all feature a combination of open tillable/CRP areas, watering sources, timber draws, hardwood timber, and bedding areas - ideal habitat for trophy whitetail and turkey. These tracts are right in the heart of big whitetail country along the Otter Creek Corridor in Northern Lucas County, Iowa. The topography of these farms is a combination of rolling hills and flat bottomland acres, giving a hunter the opportunity to access the farm in smart ways to avoid blowing deer and turkey



off of the farm while getting to the stand or blind. The way these farms lay also gives a pair of hunters the opportunity to hunt multiple locations at the same time. This area is known to produce high class whitetail bucks - with the proper management and practices, these farms could easily produce multiple mature deer year in and year out.



Directions

From Lucas, Iowa, head north on Highway 65 for 6.1 miles. Turn left and head west on 550th Street for 0.4 miles. Continue right around the bend on 550th Street for 1.5 miles. The property will be on the south side of 550th Street.

From Chariton, Iowa, head west out of town on Highway 34 for 1.4 miles. Continue west on Highway 34 for 7.6 miles. Make a right hand turn and head north on Highway 65 for 6.1 miles. Turn left and head west on 550th Street for 0.4 miles. Continue right around the bend on

550th Street for 1.5 miles. The property will be on the south side of 550th Street.

From Indianola, Iowa, head south on Highway 65/69 for 5.3 miles. Turn right and head west on Highway 65 for 3.3 miles. Continue right and head south on Highway 65 for 12 miles. Turn right and head west on 550th Street for 0.4 miles. Continue right around the bend on 550th Street for 1.5 miles. The property will be on the south side of 550th Street.



12119 STRATFORD DR, STE B
CLIVE, IA 50325
PEOPLESCOMPANY.COM

Jake Sickels

515.681.2103 | JAKE@PEOPLES COMPANY.COM



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Jake Sickels

515.681.2103 | JAKE@PEOPLES COMPANY.COM



Farmland Available



TILLABLE/CRP AREAS, WATERING SOURCES, TIMBER DRAWS
★ **HARDWOOD TIMBER, AND BEDDING AREAS** ★

80 ACRES M/L | LISTING #15882



This 80 acre offering consists of a combination of hardwood timber, manicured trails, timber draws, building site acres, and 37.21 FSA tillable acres, carrying a CSR2 value of 37.8. Primary soil types include Armstrong & Pershing loams. The FSA tillable acres are currently in hay and pasture but could be farmed in the future if a new buyer would wish. The opportunity to build on this tract is feasible with rural water availability on the north and west side of the property through Rathbun Rural Water and electric spanning the entire north and west boundaries. This property is located in Sections 21 of Otter Creek Township in northern Lucas County, just off of Highway 65 and west of Norwood, Iowa.



Details

80 Acres M/L in Sections 21 & 22 of Otter Creek Township in Lucas County, Iowa. Exact legal description to be taken from the Abstract.

Sign On Property: Yes
MLS Number: 641587
Parcel Number:
0121100001, 0121100003
School District: Chariton
General Area: Lucas

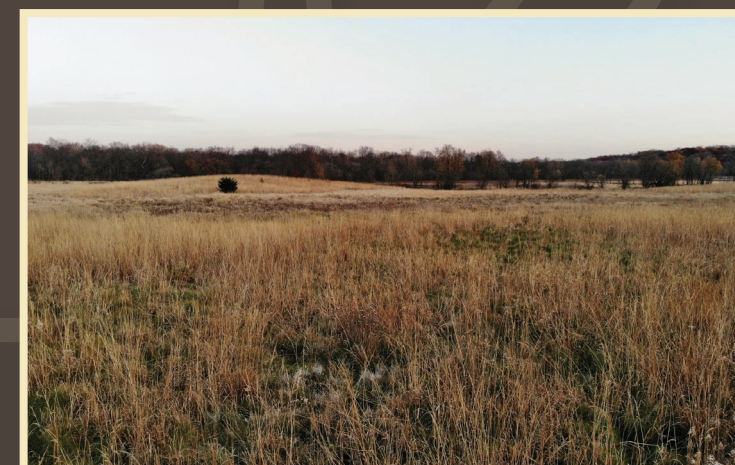
Net Taxes: \$448.00
CSR2: 37.80
Possession: At Closing,
Subject to Tenants Rights
Terms: Cash or
Conventional



80 ACRES M/L | LISTING #15883



This 80 acre offering features one of the most beautiful blocks of timber you will find in Lucas County. The tract consists of a combination of hardwood timber, Otter Creek River frontage on the east end, timbered draws, building sites, and 21.70 CRP acres. The CRP acres are currently enrolled in CP38E-2 program paying \$205.40 per acre or \$4,457 annually through 2028. There are 24.58 FSA tillable acres, which carry a CSR2 value of 65.5, well above the Lucas County average. Primary soil types include Lawson, Zook & Ackmore silt loams. The opportunity to build on this tract is feasible with rural water availability on the northwest side of the property through Rathbun Rural Water and electric spanning the entire north boundary. This property is located in Sections 21 of Otter Creek Township in northern Lucas County, just off of Highway 65 and west of Norwood, Iowa.



Details

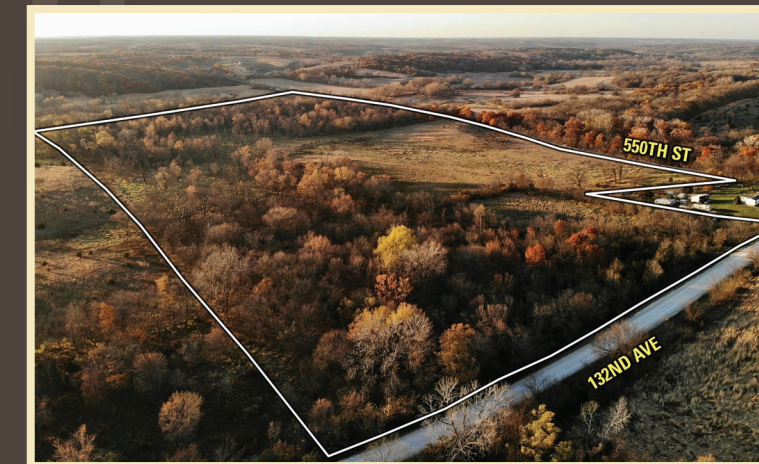
80 Acres M/L in Sections 21 of Otter Creek Township in Lucas County, Iowa. Exact legal description to be taken from the Abstract.

Sign On Property: Yes
MLS Number: 641589
Parcel Number:
0121100002, 0121200001
School District: Chariton
General Area: Lucas

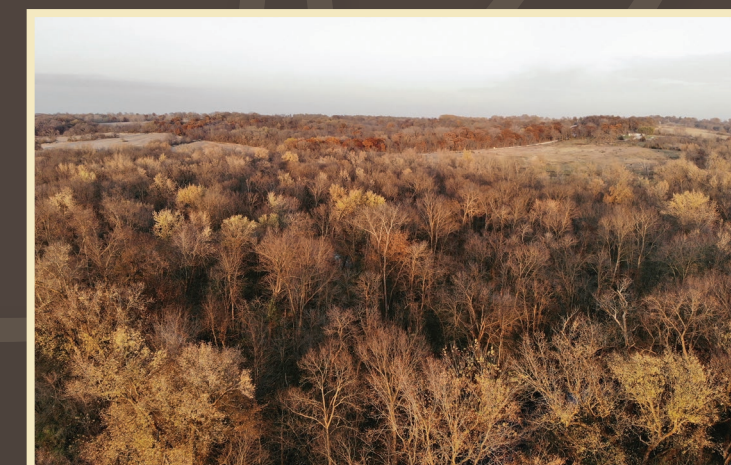
Net Taxes: \$594.00
CSR2: 65.50
Possession: At Closing,
Subject to Tenants Rights
Terms: Cash or
Conventional



70 ACRES M/L | LISTING #15884



This 70 acre offering consists of a combination of hardwood timber, over 1/4 mile of Otter Creek River frontage, multiple building sites, and 19.44 acres of CRP. These acres are enrolled in CP1 program and are paying \$115.34 per acre through 2022 for an annual payment of \$2,242. The 21.71 total tillable acres carry a CSR2 value of 36.70. Primary soil types include Mystic & Ackmore loams in addition to Zook complex. The opportunity to build on this tract is feasible with rural water availability on the northeast side of the property through Rathbun Rural Water and electric spanning the entire north and east boundaries. This property is located in Sections 21 & 22 of Otter Creek Township in northern Lucas County, just off of Highway 65 and west of Norwood, Iowa.

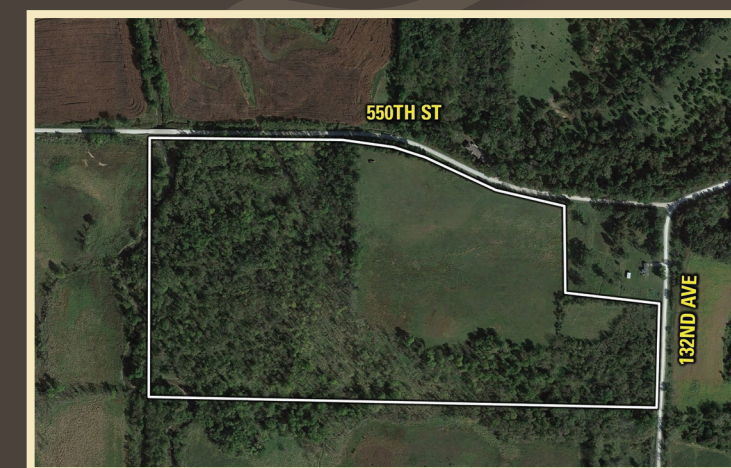


Details

70 Acres M/L in Sections 21 & 22 of Otter Creek Township in Lucas County, Iowa. Exact legal description to be taken from the abstract.

Sign On Property: Yes
MLS Number: 641591
Parcel Number:
0121200006, 0121200005,
0121200002, 0122100001
School District: Chariton
General Area: Lucas

Net Taxes: \$390.00
CSR2: 36.70
Possession: At Closing,
Subject to Tenants Rights
Terms: Cash or
Conventional



For more information, photos, maps, and aerial drone shots please visit our website.



Jake Sickels

515.681.2103 | JAKE@PEOPLES COMPANY.COM



For more information visit [PeoplesCompany.com](https://www.PeoplesCompany.com)

