



LUCAS COUNTY, IOWA

67.10 ACRES M/L

RIDGE TOP HUNTING FARM FOR SALE
TIMBER • WILDLIFE HABITAT • SHOP • HOME

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LISTING #19330

 **PEOPLES**[™]
COMPANY
INTEGRATED LAND SOLUTIONS

PROPERTY OVERVIEW

What an opportunity to own a truly versatile Southern Iowa property in Lucas County, Iowa. This is the kind of property that rarely comes available; offering exceptional recreation, income potential, and a peaceful place to call home, all set within one of the most picturesque landscapes the region has to offer.

Rolling ridge tops transition into mature hardwood timber, creating the ideal balance of open ground and cover. The layout naturally supports established travel corridors, with multiple prime locations for food plots, stand sites, and habitat improvements. This is the kind of setting serious outdoorsmen look for, strong populations of white-tailed deer and turkey, minimal road traffic, and the seclusion needed to consistently hold wildlife. Surrounded by hundreds of additional acres of timber, the neighborhood further enhances the property's ability to produce and protect game year after year.

Beyond recreation, the farm offers real-world functionality. Productive alfalfa fields and pasture ground provide opportunities for hay production or livestock grazing. The 45' x 60' shop features concrete floors, overhead doors, and ample workspace, ideal for equipment storage, projects, or operations. A 30' x 60' livestock building adds valuable winter protection and flexibility for your herd.

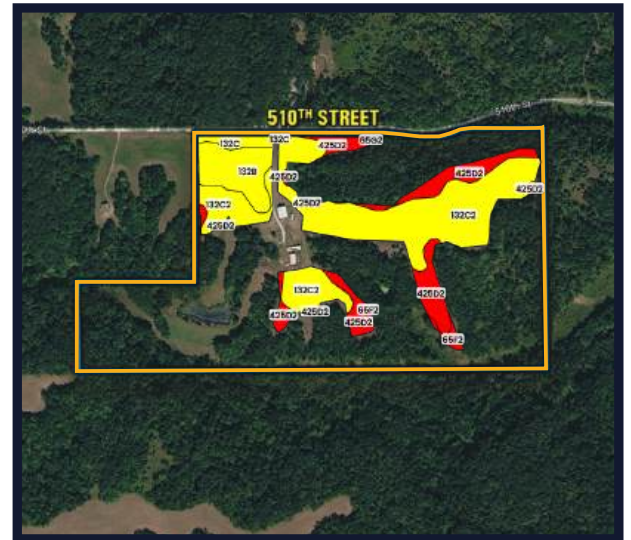
The ranch-style home, built in 1976, offers 1,296 square feet of living space with a walkout basement and an updated steel roof. Whether you're looking for a full-time residence, a hunting headquarters, or a weekend retreat, the home provides a solid foundation to make your own.

Properties with this combination of seclusion, diversity, and usability are hard to come by. Whether you're searching for a legacy farm, an income-producing investment, or a private escape, this one delivers.



TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
132C2	WELLER SILTY CLAY LOAM	12.20	60.01 %	59
425D2	KESWICK CLAY LOAM	4.61	22.68 %	8
132B	WELLER SILT LOAM	2.53	12.44 %	67
132C	WELLER SILT LOAM	0.61	3.00 %	59
65F2	LINDLEY LOAM	0.35	1.72%	10
65G2	LINDLEY LOAM	0.03	0.15 %	5
AVERAGE:				47.5



REGIONAL MAP

31450 510th Street, Russell, IA 50238



DIRECTIONS

From the intersection of Highway IA-14 N & Highway 34 in Chariton; head north on IA-14 N/S Main St toward Grace Ave for 0.6 miles. Turn left onto S 7th St and travel 1 mile. Turn right onto Iion Ave, and travel 1 mile. Continue onto Co Rd H32/245 Trail and travel 7 miles. Turn left onto 510th St and travel 1 mile. Turn right to continue on 510th St the destination will be on your right. Look for Peoples Company signs.





113 W. Salem Avenue
Indianola, IA 50125



PeoplesCompany.com
Listing #19330



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!



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