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LAND FOR SALE

59.73± Acres, Lucas County, Iowa

OFFERED AT
\$430,000

Highlights:

- High-percentage tillable crop farm
- CSR2 of 66.3; well above Lucas County average
- Located on hard surface road



For additional information, please contact:

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Property Information

Directions to Properties:

Property is located in the southeast corner of the intersection of Highway 34 and Highway 65 in Lucas, Iowa.

Property Description:

Good-producing grain farm located on Highway 34 in Lucas, Iowa. Average CSR2 of 66.2. Spring 2024 soil tests show a PH of 6.2, OM 3.58, P 55, K 146, S 5.5, and CEC of 21.3. Sized right for an add-on unit or first time purchase for a beginning farmer. Currently leased for the 2024 crop year.

Legal Description:

59.73 acres located in the NW 1/4 of section 24, T72N R23W Jackson Township, Lucas County, Iowa. Exact legal per abstract.

Taxes:

- \$1,340.00

FSA Information:

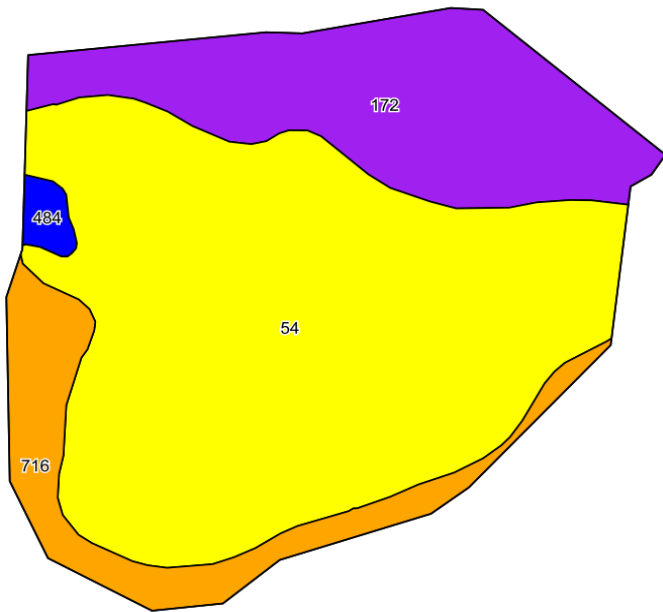
	Base	Yield
Corn	26.6 acres	88 bushels
Soybeans	0.7 acres	34 bushels

Farm Data:

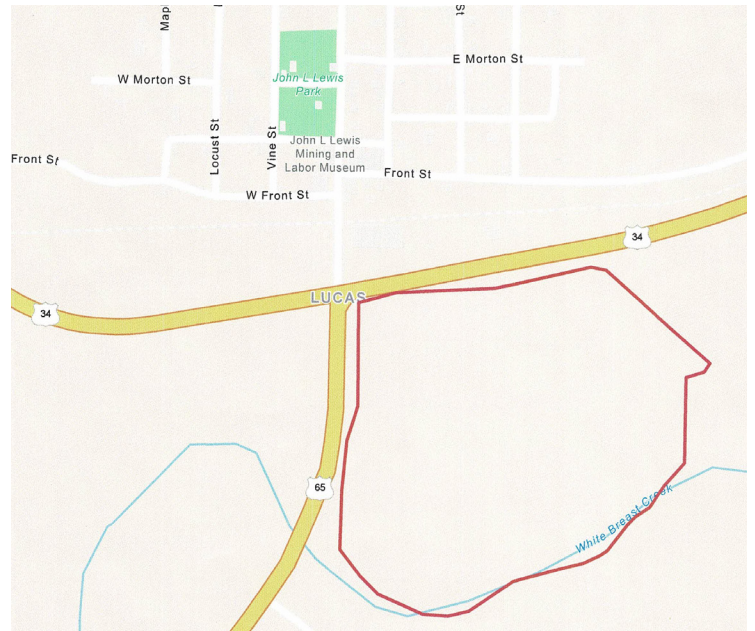
Cropland	56.6 acres
Other	3.13 acres
Total	59.73 acres



Soil Map



Property Location



Area Symbol: IA117, Soil Area Version: 32					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
54	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	38.09	63.8%		68
172	Wabash silty clay, 0 to 2 percent slopes, occasionally flooded	14.41	24.1%		57
716	Lawson-Quiver-Nodaway complex, 0 to 2 percent slopes, occasionally flooded	6.56	11.0%		78
484	Lawson silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	0.67	1.1%		86
Weighted Average					66.6

Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.