

# Lucas County IOWA

# 74.01

ACRES  
M/L

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*Land Available*

LISTING 17740

## *Your Ideal Rural Investment and Outdoor Haven*

Explore the perfect blend of productive farmland and premier hunting grounds with this exceptional property in Lucas County, Iowa. Spanning 74.01 acres m/l of fertile tillable land and prime hunting terrain, this farm offers a unique opportunity for agricultural productivity and outdoor recreation.

### PROPERTY HIGHLIGHTS

**Productive Farmland:** 19.56 acres m/l of quality cropland carrying a weighted average CSR2 of 49.5. Soils include Arispe and Pershing with recently improved terraces and some tile ensuring a solid return on your agricultural investment. The tillable acres serve as an income stream as well as a built-in food plot.

- PRIME HUNTING GROUNDS
- SCENIC LANDSCAPE
- WATER FEATURES
- VERSATILE USE
- WILDLIFE HABITAT
- INVESTMENT AND LIFESTYLE OPPORTUNITIES

### MAKE IT YOURS

Seize the chance to own this exceptional combination of tillable farmland and hunting paradise in Lucas County, Iowa. Whether you're an investor, farmer, or avid hunter, this property promises a wealth of opportunities. Contact the Listing Agents today to arrange a private tour and see firsthand the unmatched potential and beauty of this unique farm. Your perfect rural investment and recreational haven awaits.

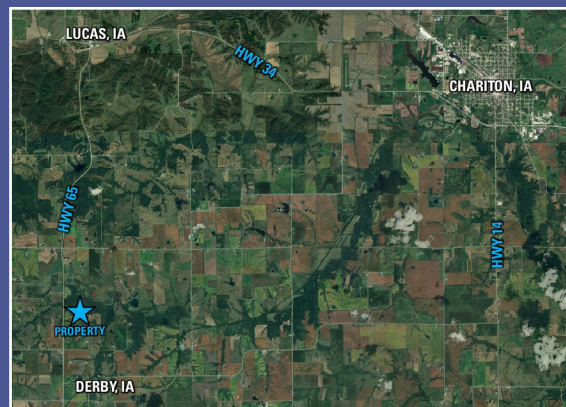
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SCAN THE QR CODE TO THE  
LEFT WITH YOUR PHONE  
CAMERA TO VIEW THIS  
LISTING ONLINE!

LISTED AT \$481,065

150<sup>TH</sup> AVENUE  
DERBY, IA 50068



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