



LAND FOR SALE

Lucas County

157
ACRES +/-



FARM DESCRIPTION

PRICE: \$918,450 OR \$5,850

Iowa Land Company is pleased to represent the Paulee LTD farm located in Southwest Lucas County. The farm is located just 4 miles southeast of Derby, Iowa in section 32 and 33 of Warren TWP. The farm offers 147.59 +/- FSA cropland acres. The cropland acres carry a 46.6 CSR2 rating. The farm is currently under a one year lease full possession would be March 1st, 2024 in the event a new buyer would want to terminate the current lease and operate the farm. Whether you're in the market to diversify into a farmland investment or an operator looking to expand acres, here is your chance to buy and hold a well put together farm.



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NICK SKINNER | LAND AGENT
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AERIAL PHOTO

Lucas County

157
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$918,450 or \$9,850 Per Acre

Location:

From Derby, Iowa: Go 1 mile south of 150th Ave. Turn right back east on 410th St. for 3 1/4 miles. Turn south on 19th Ave for 1 mile. Back west on 400th St for 3/4 of a mile. Farm is on north side of road.

Legal Description:

157+/- acres located in Lucas County, Iowa; Warren Township, Section 32/33. Exact legal will come from the abstract/deed.

Tax Information:

\$2,452 estimated annually

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Branded in Land

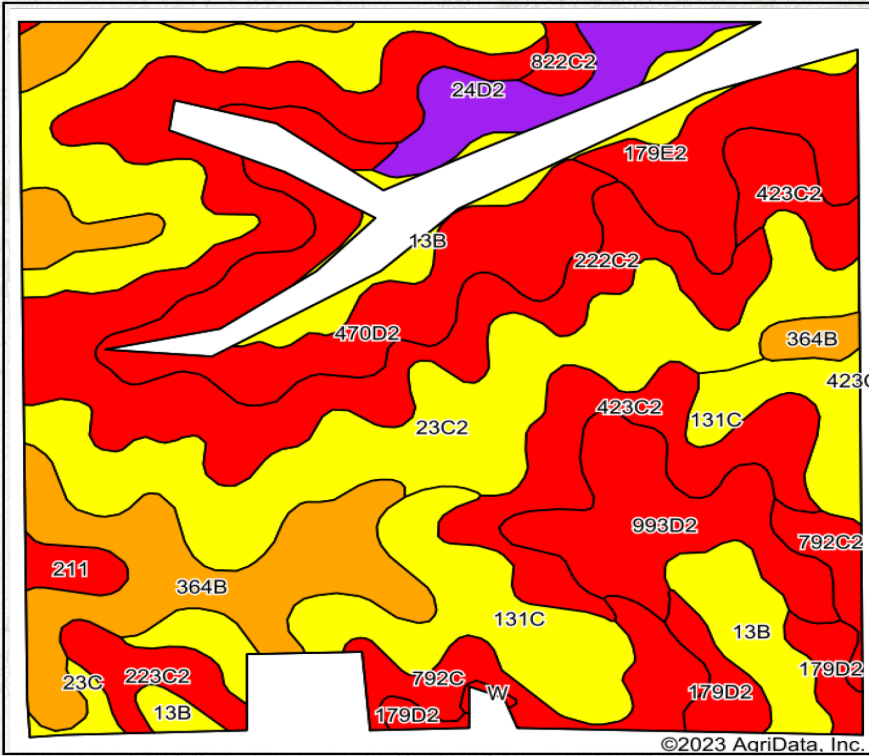
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SOIL MAP

Lucas County

157
ACRES +/-



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Soils data provided by USDA and NRCS.

Area Symbol: IA117, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	29.15	20.1%		IIIe	62	50	73	73	66	67
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	22.58	15.6%		IVw	28	25	53	53	47	42
364B	Grundy silty clay loam, 2 to 5 percent slopes	14.87	10.3%		Ile	72	75	79	79	67	68
131C	Pershing silt loam, 5 to 9 percent slopes	13.49	9.3%		IIIe	65	49	72	72	69	58
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	12.26	8.5%		IVe	20	25	64	64	57	46
423C2	Bucknell silty clay loam, 5 to 9 percent slopes, moderately eroded	10.72	7.4%		IIIe	34	27	65	65	59	48
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	7.96	5.5%		IVe	32	31	65	65	53	45
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	7.65	5.3%		IIw	68	53	77	70	43	74
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	6.29	4.3%		VIe	23	33	63	63	49	42
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	4.50	3.1%		IIIe	52	48	74	74	59	55
792C	Armstrong loam, 5 to 9 percent slopes	4.47	3.1%		IIIe	35	31	63	63	60	48
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	3.55	2.5%		IVe	45	43	72	72	57	53
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.65	1.8%		IVw	45	22	60	60	52	46
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	1.65	1.1%		IIIe	24	27	61	61	55	42
211	Edina silt loam, depressional, 0 to 1 percent slopes	1.22	0.8%		IIIw	41	57	66	66	62	59

Details

- 147.59 +/- Cropland Acres
- 46.6 CSR2
- Some Recreational Potential
- Great Long Term Investment
- Farm is Leased for 2023 Year, Full Possession March 1, 2024.
- Located 4 Miles SE of Derby, Iowa in Section 32 and 33 of Warren TWP.



PROPERTY PHOTOS

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ABOUT US

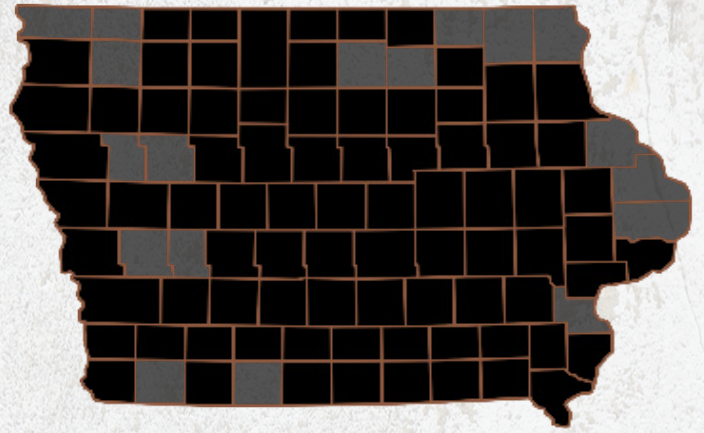
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company

Luke and Nick are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Cody and Matt Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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