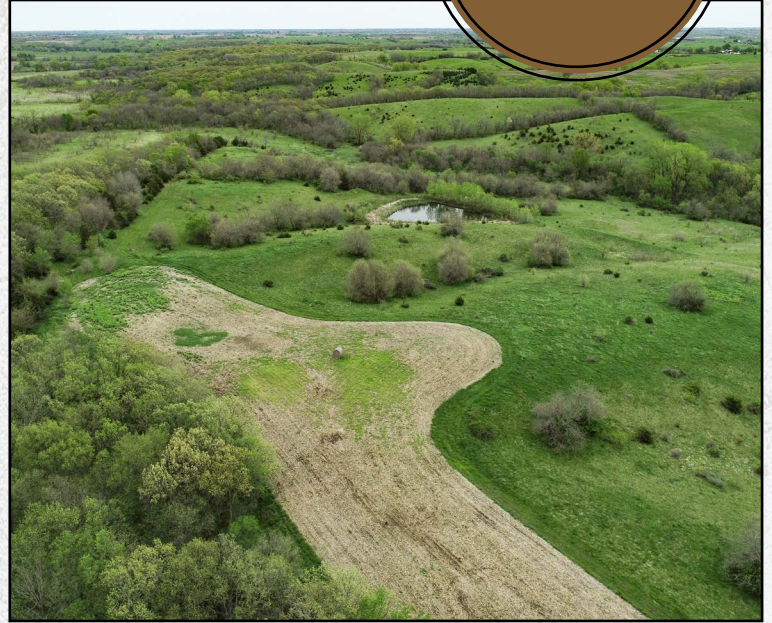




LAND FOR SALE

Lucas County

200
ACRES +/-



FARM DESCRIPTION

PRICE: \$1,370,000

Here is your chance to purchase a hunt ready farm in the heart of vast open western Lucas County on the Clarke County line. The farm is the "X" factor serving as one of the main areas to hold and grow big deer from early season through late season. This farm has been managed for 5+ year old bucks, with very minimal hunting pressure in the last three years. Only one mature buck has been harvested in the last three years. When you pull in the gate you will see a three acre grain plot that provides a phenomenal hunting plot throughout the fall. The South Otter Creek meanders from east to west throughout the entire farm, creating a main travel corridor that connects the surrounding farms. There are 127.62 +/- certified cropland acres that are currently not in production and serve as bedding cover throughout the farm. Currently the farm is set up to ensure deer security with strategic food plots to allow an avid hunter to ambush the farm when the time is right. This farm is designed to be extremely universal, with funnels, cover, and food sources allowing a serious deer hunter to be selective during the entire season. The amount of deer sign on this farm is unbelievable! The farm is set in a proven neighborhood and a must see!

Call Land Agent Nick Skinner at 515-650-0974 or Land Broker Luke Skinner at 515-468-3610 today. Showings will be set by appointment only.



NICK SKINNER | LAND AGENT
Nick@IowaLandCompany.com
515-650-0974

Urbandale Office
2540 106th St. Suite 201
Urbandale, IA 50322

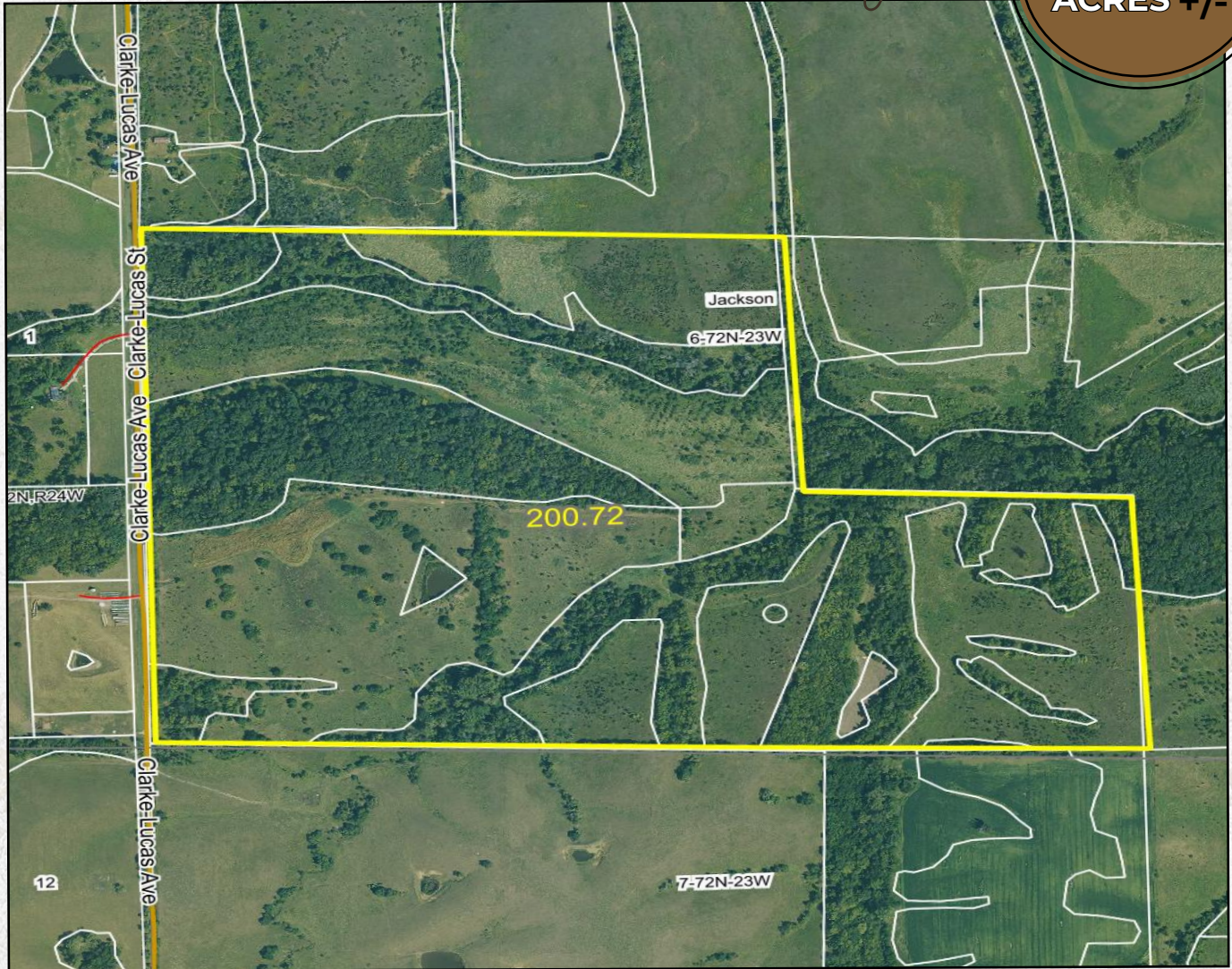
LUKE SKINNER | LAND BROKER
Luke@IowaLandCompany.com
515-468-3610



AERIAL PHOTO

Lucas County

200
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$1,370,000 or \$6,850 Per Acre

Location:

Farm is located 2 miles north of HWY 34 or 5 miles northwest of Lucas, IA. Head west on hwy 34 for 3 miles. Turn right or north on 120th Ave. for 1 mile. Slight right or east on 500th street for .2 mile. Turn left on north H28 for 4 miles. Turn left or south on Clarke-Lucas Ave for 1 mile. Signs will be at farm entrances.

Legal Description:

200 +/- gross acres located in Lucas County, Iowa; Jackson Township, Section 6. The exact legal description will come from the abstract.

Tax Information:

\$1,366 +/- annually estimated



PROPERTY PHOTOS

Lucas County

200
ACRES +/-








ABOUT US

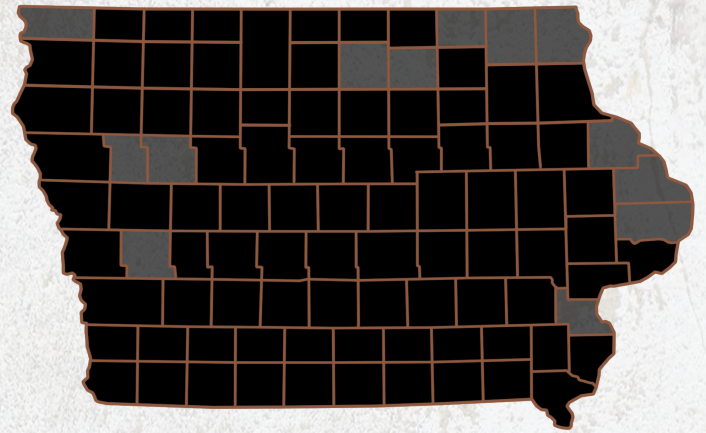
We are Iowa Land Company

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

Nick and Luke 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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Branded in Land