



LAND FOR SALE

Lucas County

302.73
ACRES +/-



FARM DESCRIPTION

PRICE: \$2,800,000

Dynamic Terrain, Top Shelf Management, and World Class Whitetail Hunting! Located in Lucas County, Iowa lies "A Whitetail Sanctuary".... This turnkey 302.73 +/- deeded acre whitetail mecca was set up for the avid bowhunter targeting world class whitetails. The terrain, minimal pressure, pinpoint food plot designs, strategic entry and exit stand access, interior trail system, timber management, and an extensive amount of south facing bedding areas make up the short list of what makes this farm dynamic to the serious whitetail manager. This farm was crafted and improved over the years to enhance hunting effectiveness along with a long-term vision to hold and grow Boone and Crocket whitetails. Details below on what has roamed this whitetail paradise.

AGENT COMMENTS: Turn the key and you're walking into a whitetail sanctuary. This farm has the pedigree, structural improvements, and the layout to compete with the best farms in Iowa. The harvest history and trail camera photos speak for themselves.



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

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

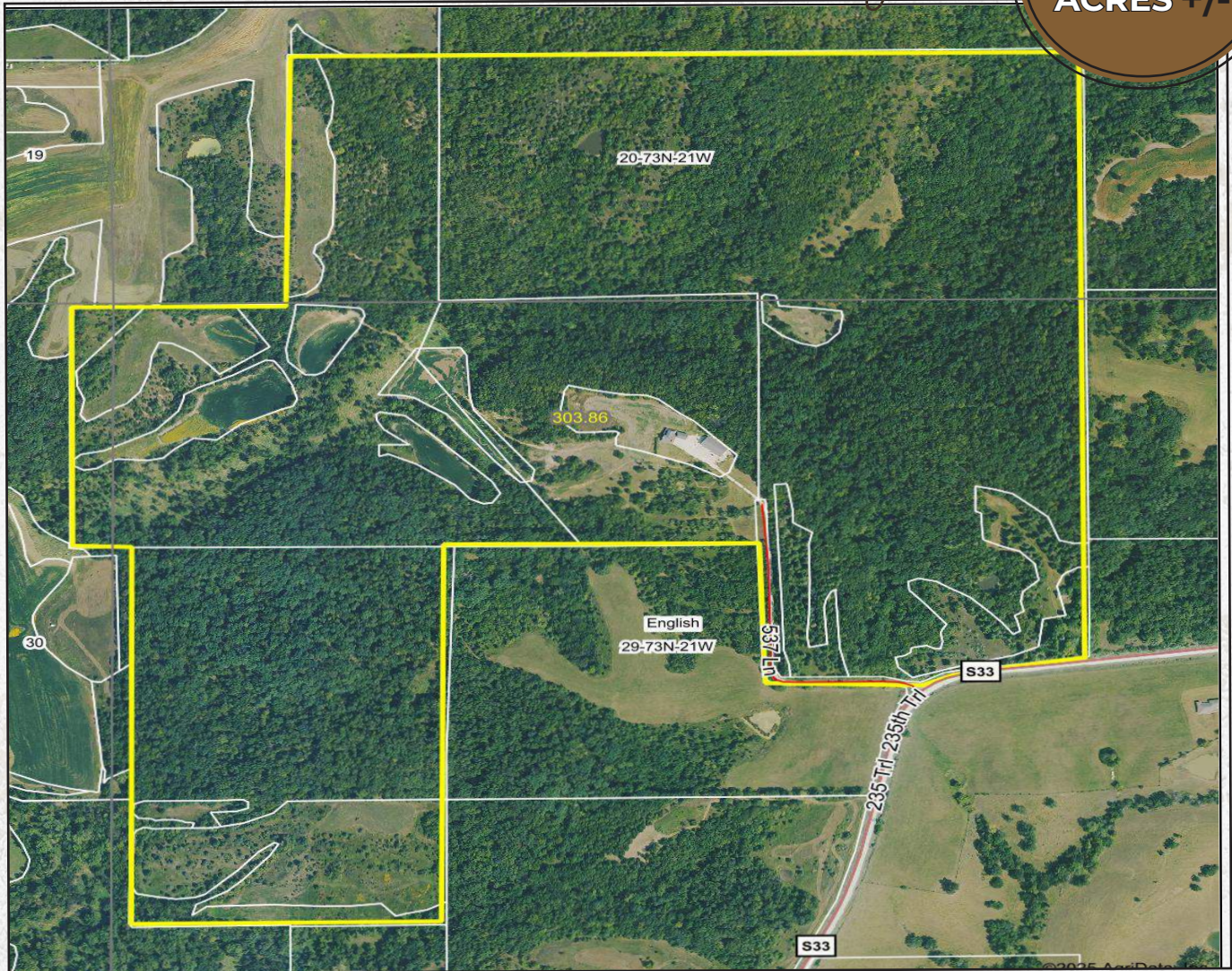
LUKE SKINNER | LAND BROKER
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AERIAL PHOTO

Lucas County

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FARM SPECIFICATIONS:

Asking Price:

\$2,800,000

Location:

From Chariton, Iowa Go north on Hwy 14 for approximately 3.7 miles. Turn left or north on 235th Trail and continue for 2 miles Turn left or west on 537th Ln (This is considered private please do not drive past the gate). No Signs are located on the farm, per seller's request. All showings are by appointment only! Contact Nick Skinner at 515-650-0974.

Legal Description:

348.73 +/- deeded acres located in Lucas County, Iowa, Section 20, 29 of English Township. Legal description will come from the deeds.

Tax Information:

\$9,828 +/- Annually Estimated



PROPERTY DETAILS

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Details

Upon arrival, you will meander down the long rock lane to a one of a kind custom log home built in the center of the section. Vast dense timber and centralized grainplots have provided the herd with years and years of safety and nutrition year around. The current owner not only had a vision to target B&C bucks but also implement an off season plan over the years to pull and carry deer through the off season. Walk out your front door and experience some of the best whitetail hunting the midwest has to offer. It's not uncommon to have deer in the backyard on a daily basis all year long. In the winter months you can plan to see 35-70 deer per evening under the current program. As you tour the farm, you will see big hardwood timber oak ridges, native grasses, fertile bottom foodplots, a tremendous amount of thick south facing bedding thickets created by TSI improvements, and abundant cover. The cover on this farm is one that you have to see in person to appreciate with years of hard work spent improving the habitat. The terrain creates numerous bottle neck pitch points deep in the bottoms allowing for close range combat on those November mornings. Road access on the farm comes from three locations, giving you strategic access no matter the wind or situation. With edging transitioning to thick creek bottom cover allow the avid bowhunter endless possibilities for early season through November rut hunts, knowing any minute a giant could appear. Late season grain plots have been planted in secluded locations close to cover to allow deer to bed close and utilize grains to rebuild after the tough rut conditions. It's not uncommon to see 50 to 60 deer in the field during late season hunts on this farm. The countless amount of sheds (70 - 130 yearly), trail camera photos, and video footage make the history on this farm unmatched on the market. The idea was thoroughly thought through at the time of purchase an open slate was evolved. From designing footplots, countless hours of TSI and habitat improvement projects over the past 12 years of history you're buying the best of the best in the heart of Iowa. **For a full day showing, call Land Agent Nick Skinner at 515-650-0974 or Luke Skinner at 515-468-3610. Buyers must be qualified and will be asked to show proof of funds.**

Home/ Buildings Description

The structure improvements on the farm are spectacular. A colonial wood/timber custom home spanning 3,070 finished SQFT showcasing a 3 bedrooms and 3 full baths, and 2 ½ baths. A custom kitchen with soap stone counter tops with great views outside. Two living areas and two wood fireplaces everything was built with detail and craftsmanship. The home offers an attached three car garage with above storage. The basement was designed with 9 foot ceilings presenting the new owner the opportunity to finish to their liking.

- Built in 2013
- Heartstone Inc Builder (ask agent for floorplan information)
- Beautiful interior open wood concept with vaulted ceilings in some rooms
- Most all appliances will stay talk to broker for details (See seller's disclosure)
- The home is run entirely on electricity
- Geo Thermal system throughout
- Rural Water
- One foot concrete foundation walls
- Elevator that will go to each floor
- Very secluded country living setting
- Unique setting where deer and turkey will be in the yard food plot daily
- Built in 2013 50' x 100' Pole Building for storage with overhead doors
- Oversized concrete pad around building and home for parking

Bulleted Highlights

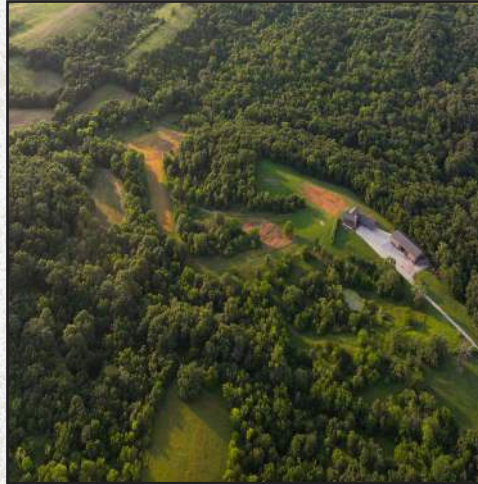
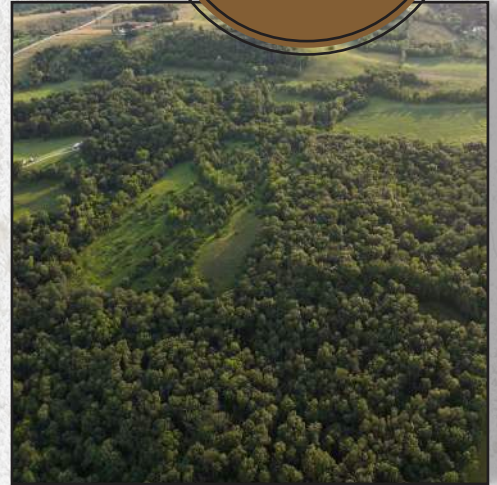
- Turnkey farm set on ready
- Exclusively managed to hold and grow top end deer year end and year out.
- The age structure on this farm is world class (See trail camera photos)
- Two bucks shot over 200" inches, One buck over 190" inches, Two bucks over 180" inches, Six bucks over 170". Proven producer year after year.
- Abundance of wild turkeys.
- TSI in strategic south facing bedding areas
- 4 Box Blinds come with the property
- A handful of established food plots strategically placed throughout the entire farm.
- Interior trail system with multiple creek crossings that have been improved.
- Road access on the farm comes from three locations, giving you strategic access no matter the wind or situation.
- Marketable timber throughout the farm
- Some of the prettiest hardwood oak timber views right from the comfort of your home.
- Numerous wildlife habitat enhancement projects have been created on the farm to help improve the habitat for deer and turkey.
- Lucas County is one of the best counties in the state for Boone & Crockett caliber Whitetails.
- Located 6 miles north from Chariton, Iowa
- Located one hour from West Des Moines, Iowa



PROPERTY PHOTOS

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Branded in Land

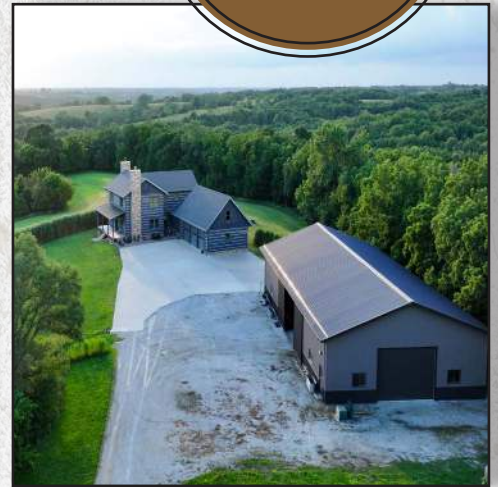
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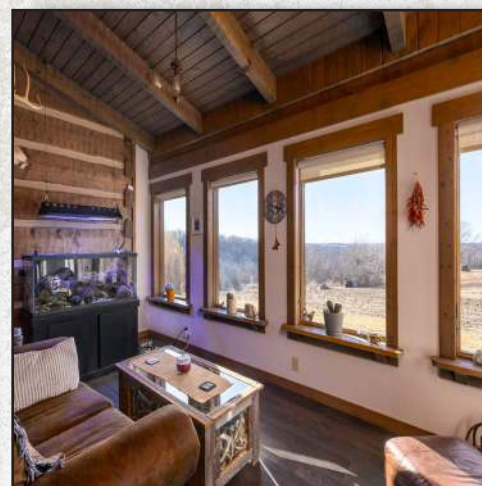
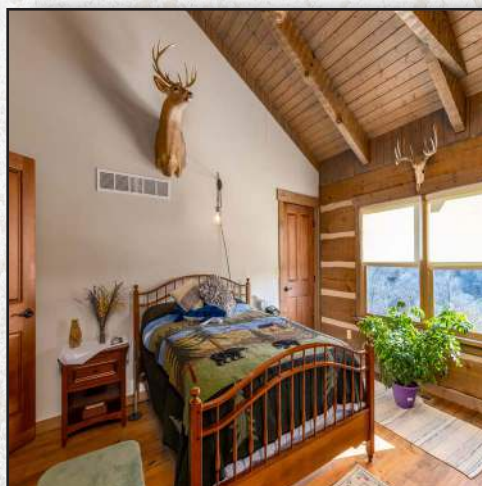
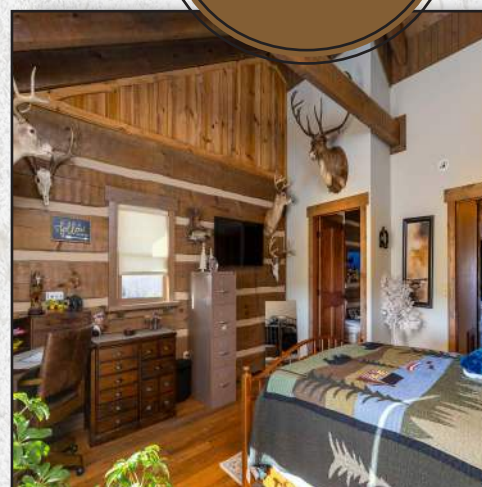
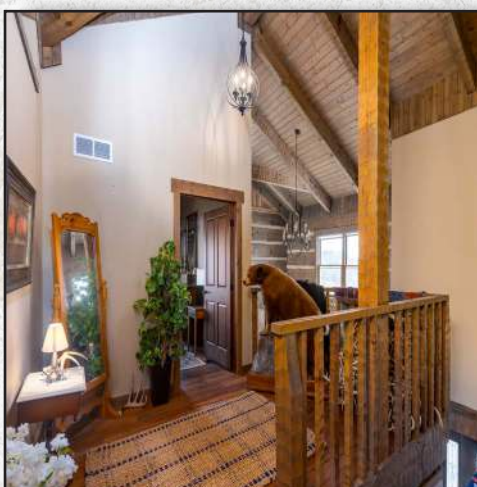
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DEER PHOTOS

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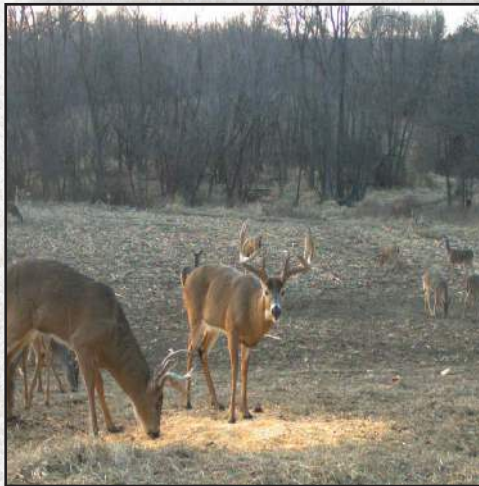
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DEER PHOTOS

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ABOUT US

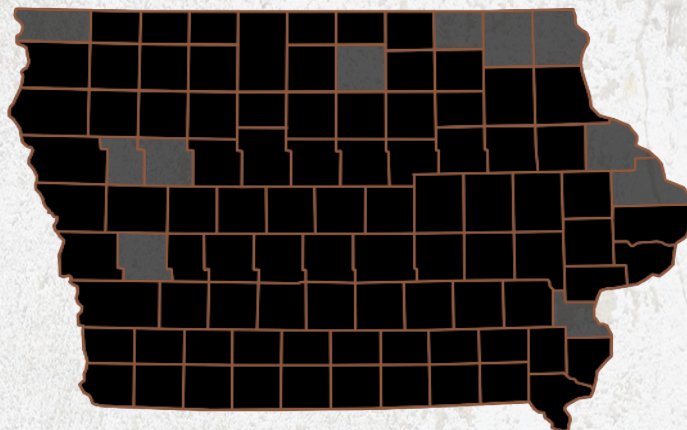
We are Iowa Land Company

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 serious deer hunter: prepare, manage the herd, do the hard work and when the time comes, enjoy a successful harvest. We're an Iowa focused real estate company and helping connect buyers and sellers of Iowa land are our specialty. As a team of native Iowans and hunters, 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 LISTINGS
-  NATIONAL MARKETING
-  LAND AUCTIONS



"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 Matt and Cody 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.

*"Nick Skinner, of Iowa Land Company, recently sold my farm. At first, I thought it would be easy to generate a clear title, but there were several complications buried in the paperwork as we went through the process of updating the abstracts. Most of the issues dated back many years to transactions that had nothing to do with me. Nick worked through the process like a pro and took the property all the way to closing with no issues. Every property is different, I am sure, but this one had a lot of moving parts and Nick handled it like he had done this a few times – and I am sure that he has. You want someone like that when selling your land. You never know what will come up during the process. You need someone with patience and experience to get both buyer and seller through to the closing." **Bill Winke***



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