



LAND FOR SALE

Lucas County

82
ACRES +/-



FARM DESCRIPTION

PRICE: \$594,500

Located just 8 miles north of Lucas, Iowa in northern Lucas County sits this nice laying farm with row crop acres while offering hunting opportunities. The farm is located in Otter Creek township, section 13. The farm carries 73.72 FSA certified cropland acres that have a 55.2 CSR2. 68 +/- cropland acres are currently in a corn/bean rotation under a 50-50 share crop agreement. The tillable acres are rented for the 2025 agriculture season and will be open for the 2026 agriculture season. This farm is a sound investment opportunity with income as well as hunting opportunities. This farm sets up well for hunting with bedding to the west, north, and east, making it a great place to enhance with food plots if desired, or lease the hunting rights for additional income. This farm would make for a great investment, a great starter farm, or a great addition to a current landholding portfolio! Call Luke Skinner or Nick Skinner today to request a private showing.



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

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

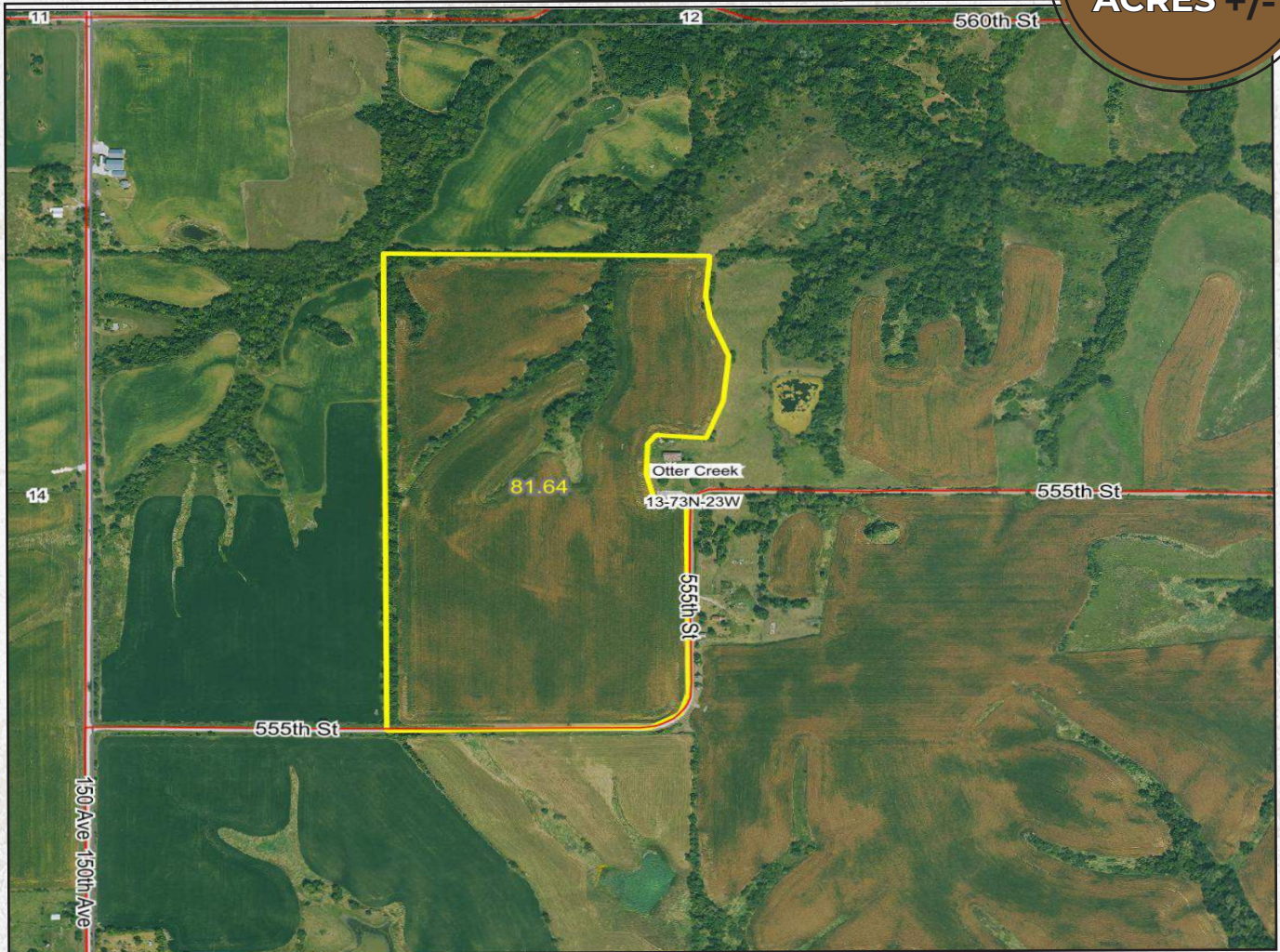
NICK SKINNER | LAND AGENT
Nick@iowaLandCompany.com
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AERIAL PHOTO

Lucas County

82
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$594,500 or \$7,250/ Acre

Location:

From Lucas, Iowa, Go west on Highway 34 for approximately 0.5 mile. Turn right or north onto Highway 65 for approximately 6.0 miles. Turn right onto 550th street for approximately 0.6 mile. Turn left onto 150th Ave for approximately 0.3 mile. Turn right onto 555th street for approximately 0.4 mile. Property signage is on the farm, at the entrance

Legal Description:

82.00 +/- gross acres located in Lucas County, Iowa, Otter Creek Township, Section 13. A survey will be conducted to identify the east boundary. Exact legal description will come from the abstract.

Tax Information:

\$TBD +/- annually estimated from the county assessor



SOIL MAP

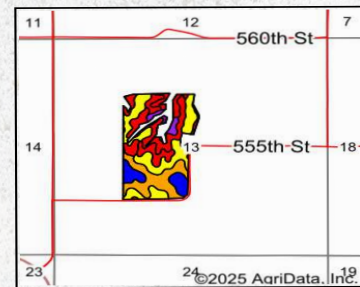
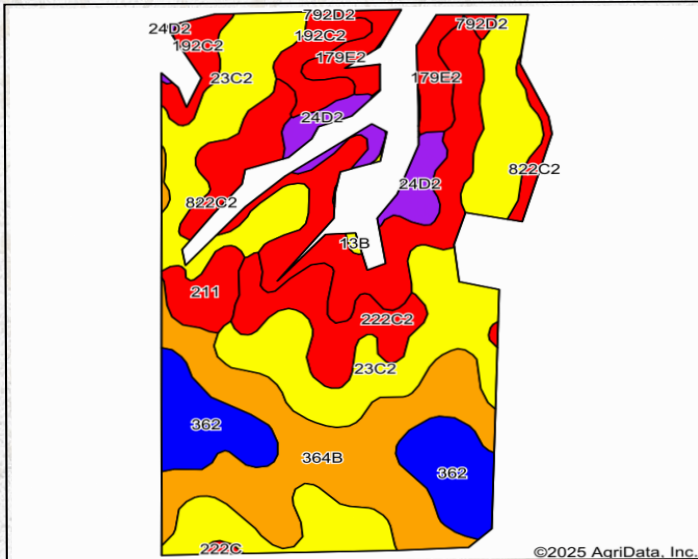
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FARM DETAILS:

- 82 +/- Gross Acres
- 73.72 +/- FSA Cropland Acres
- 55.2 CSR2 average on cropland acres
- 68.00 +/- acres are currently in a corn/bean rotation
- The cropland acres are rented for the 2025 agriculture season on a share-crop lease
- The farm will have an open 2026 agriculture lease
- Good hunting opportunities with enhanced food plots, bedding in three directions
- An abundance of Whitetail deer and turkey travel through this farm
- Easy access off 555th street only 1.5 miles from Hwy 65
- Located 8 miles north of Lucas, Iowa
- Located 14.5 miles northwest of Chariton, Iowa
- Located 24.5 miles southeast of Indianola, Iowa

Soils Map



State: **Iowa**
 County: **Lucas**
 Location: **13-73N-23W**
 Township: **Otter Creek**
 Acres: **68.25**
 Date: **9/18/2025**



Map Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA117, Soil Area Version: 33										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall		
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	22.07	32.5%	[Yellow]	IIIe	62	50	73		
364B	Grundy silty clay loam, 2 to 5 percent slopes	13.15	19.3%	[Orange]	IIe	72	75	79		
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	11.06	16.2%	[Red]	IIIe	36	30	61		
362	Haig silt loam, 0 to 2 percent slopes	6.55	9.6%	[Blue]	IIw	83	70	74		
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	4.25	6.2%	[Red]	IVw	28	25	54		
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	3.34	4.9%	[Red]	IIIe	29	30	66		
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	2.82	4.1%	[Red]	VIe	23	33	62		
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	2.62	3.8%	[Purple]	IIIe	52	48	75		
211	Edina silt loam, depressional, 0 to 1 percent slopes	1.86	2.7%	[Red]	IIIw	41	57	66		
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	0.23	0.3%	[Red]	IVe	5	13	58		
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	0.15	0.2%	[Yellow]	IIw	68	53	77		
222C	Clarinda silty clay loam, 5 to 9 percent slopes	0.15	0.2%	[Red]	IVw	31	30	59		
Weighted Average						2.90	55.2	50.2	*n 70.1	

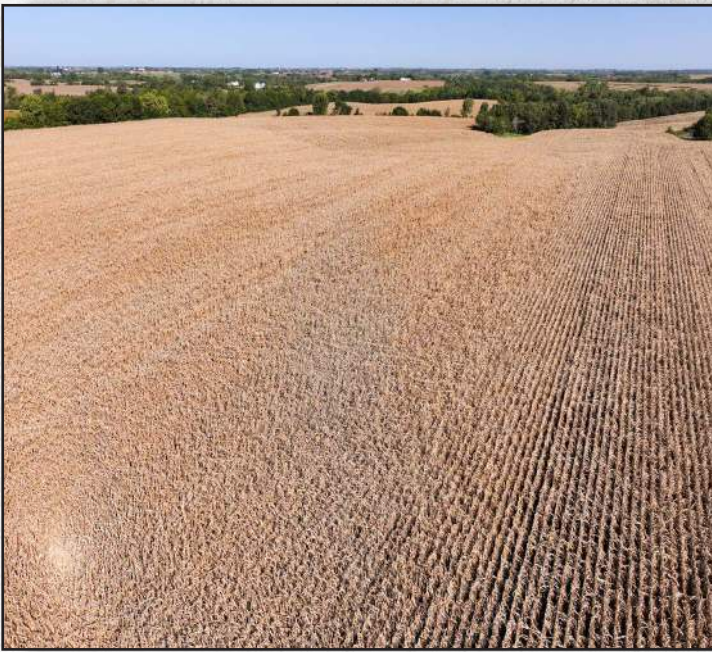
*IA has updated the CSR values for each county to CSR2



PROPERTY PHOTOS

Lucas County

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ABOUT US

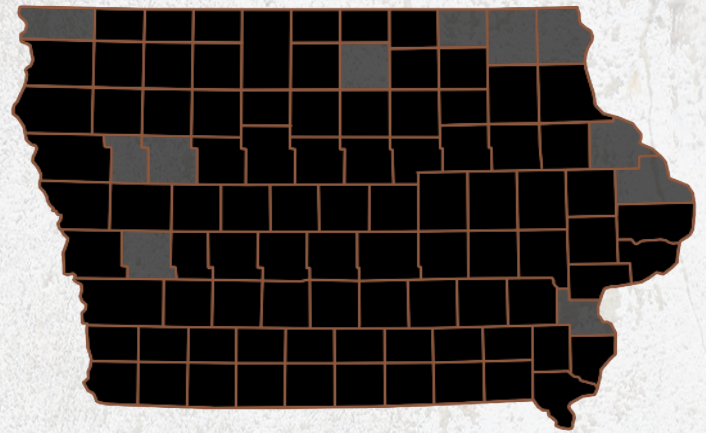
We are Iowa Land Company

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 eight years we have represented clients in over 650 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

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