United Country Real Estate | Hawkeye Farm Mgmt & Real Estate

Hunting & Recreational Property

Lucas County, Iowa
290th Avenue, Chariton, IA 50049
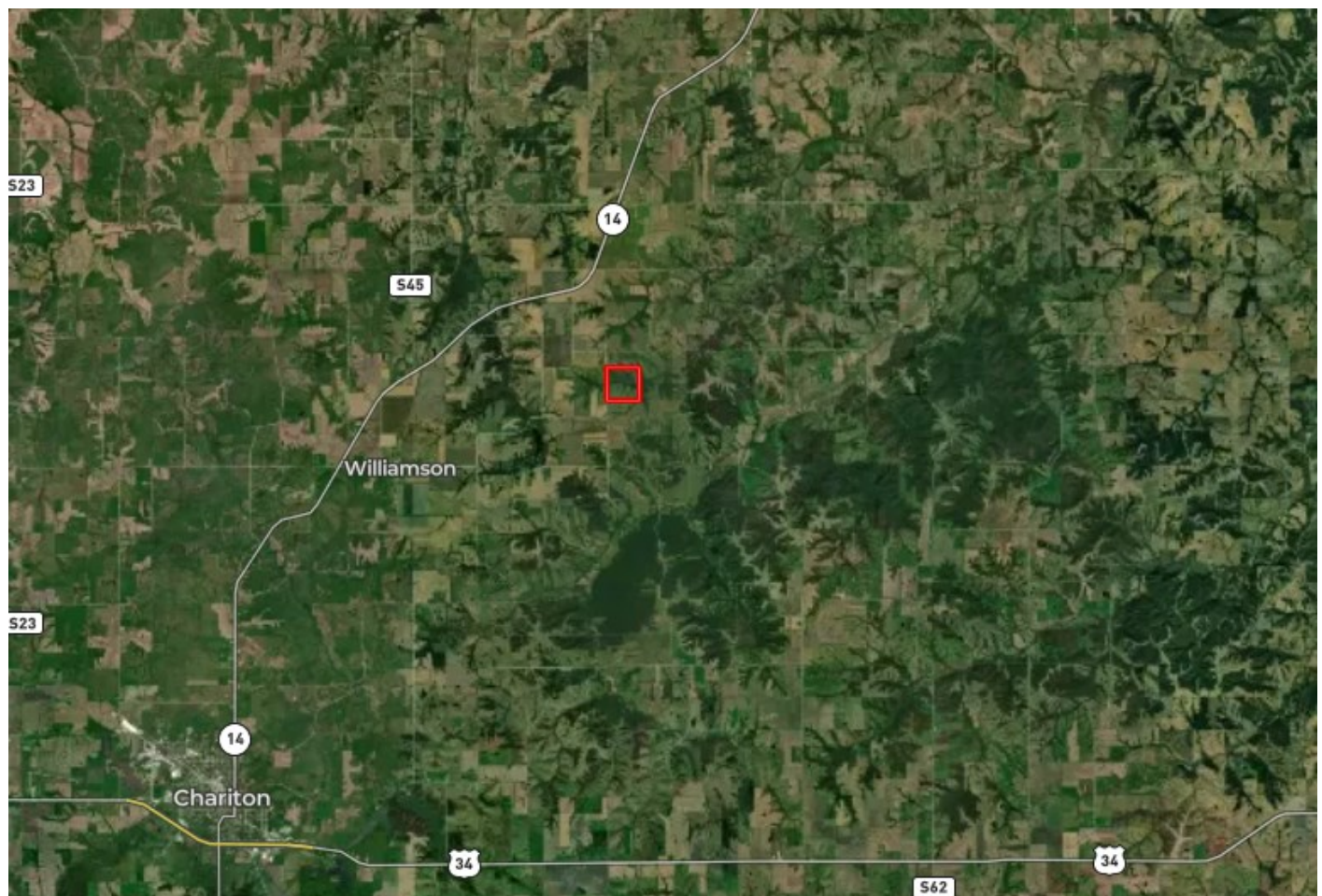
$855,420
159 +/- Acres

PROPERTY DESCRIPTION

Incredible Lucas County, Iowa hunting and recreational property located in a prime area of Southern Iowa located less than a mile from Hwy 14 Northwest of Chariton. This well managed Lucas County 158+/- acres has the perfect mix of crops, alfalfa hay and mature hardwood timber laid out across rolling terrain.

This farm has had very minimal hunting pressure due to non resident landowners with limited tag opportunities. The terrain is perfectly situated with great access on the entire west side. The north end of the farm is a mix of thick bedding cover consisting of cedar, hedge and shrubs which then transitions to mature Oak, Walnut and other native hardwoods. This provides the perfect South facing bedding sanctuary. The wooded creek bottom and two ponds round out the habitat. This farm produces a current income of 12,000 with a lease is in place thru the 2023 crop season. The current tenant has done an outstanding job of conservatively row crop farming while keeping many areas in Alfalfa.

This property offers incredible views with great building sites within an hour drive Des Moines, Iowa. This Southern Iowa hunting property offers true investment potential with all the best recreational opportunities and premiere hunting potential Iowa is known for.

LOCATION MAP

PROPERTY IMAGES

9/12/2022   4:08AM   BOONER PLOT - 002

8/27/2022   5:41AM   EAST BEANS - 003

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For more maps, disclosures, and images please visit www.UCIowa.com
or
to set up a time to see this property contact United Country Land Specialist Steve Hanson.

Steve Hanson

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