

MIDWEST LAND GROUP PRESENTS



LUCAS COUNTY, IA

38.8 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

POWERHOUSE HUNTING FARM IN LUCAS COUNTY

This one is special! 38.8 +/- acres located several miles north of Chariton, Iowa in Lucas County. When you're checking off boxes to what makes a great hunting property you need location, access, cover, food, and neighborhood. This property has it all packed into a smaller parcel. Access from level A on the west side (and ends right at the gate, perfect for seclusion), and access from the north and northwest from a level B road. Also, an access trail runs the south fence for slipping into the timber on a cold morning in November. Established food sources of grain and greens stretched parallel across the property allow the opportunity to hunt both westerly and easterly winds effectively. The neighborhood is all on the same page when comes to harvesting "big deer" and that allows for great age

structure as you can tell from the trail cam photos with several world-class whitetails calling this farm home every fall. The current owner has harvested several giant deer off of this property in recent years including one scoring 203". There is a great mix of young and mature timber throughout the property, the "center ridge" is very thick and no doubt is the primary bedding area on the property. Being primarily white oak timber there is certainly some timber value, especially on the south side which, if harvested, could add some additional cover. Finding a great hunting farm packed into sub 40 acres is not easy. If you want the opportunity to hunt world-class deer year in and year out on a smaller parcel reach out to land agent Patrick Cutter today to set up your private showing!



PROPERTY FEATURES

PRICE: **\$275,000** | COUNTY: **LUCAS** | STATE: **IOWA** | ACRES: **38.8**

- 6 miles north of Chariton, IA
- 1 hour from Des Moines, IA
- World-class whitetail hunting
- Food plots
- Multiple points of access
- Diversity of cover
- White oak timber
- 203" killed off the property
- Redneck ghillie blind



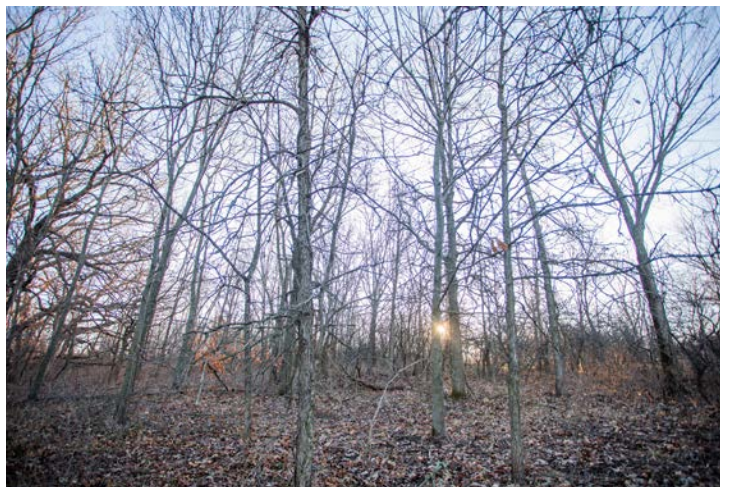
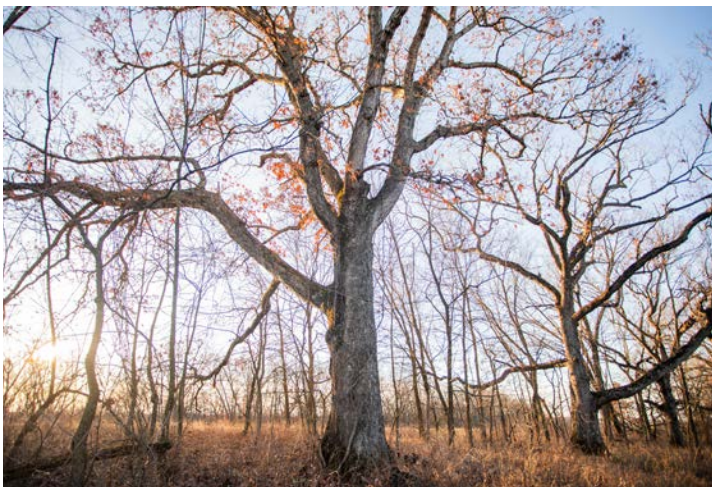
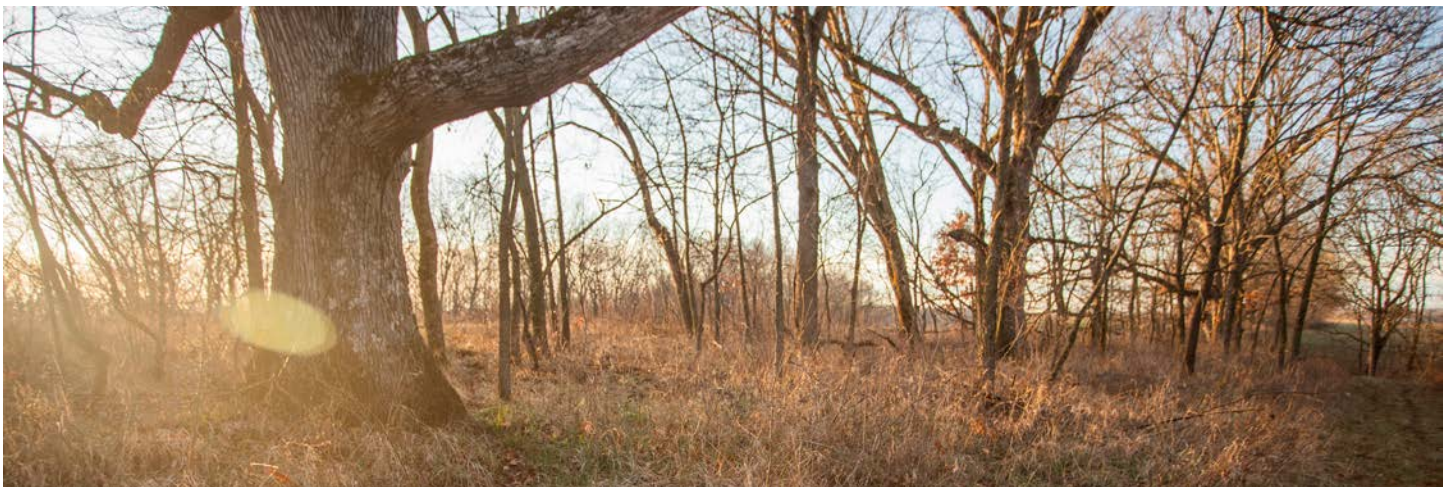
38.8 +/- ACRES



REDNECK GHILLIE BLIND



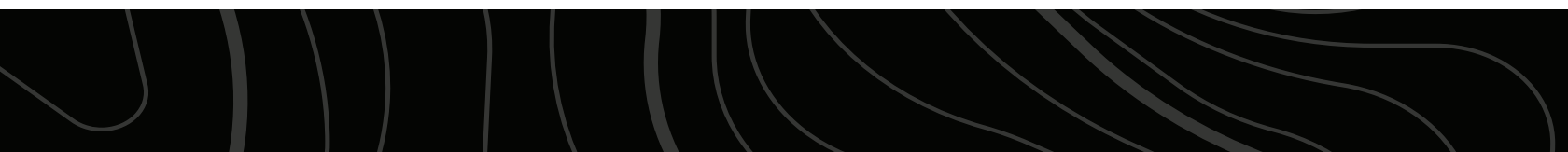
WHITE OAK TIMBER



FOOD PLOTS



TRAIL CAM PICTURES



AERIAL MAP



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Boundary Center: 41° 6' 54.56, -93° 18' 56.93



Maps Provided By:



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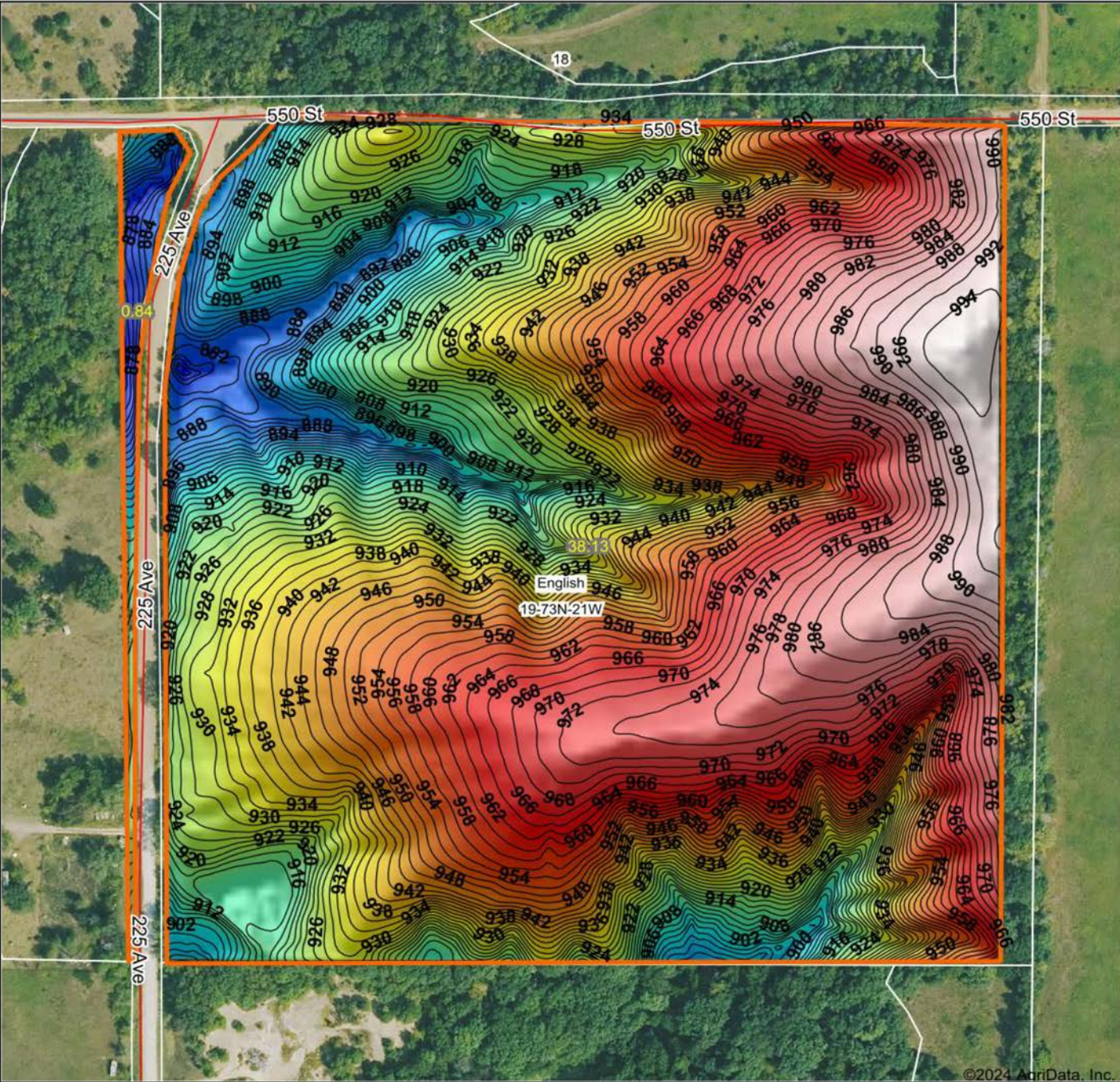
19-73N-21W
Lucas County
Iowa



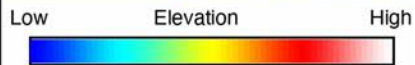
3/11/2024

Field borders provided by Farm Service Agency as of 5/21/2008

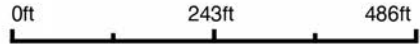
HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 872.2
 Max: 996.0
 Range: 123.8
 Average: 943.5
 Standard Deviation: 28.64 ft

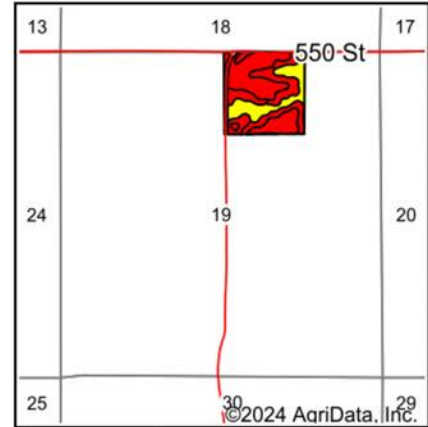
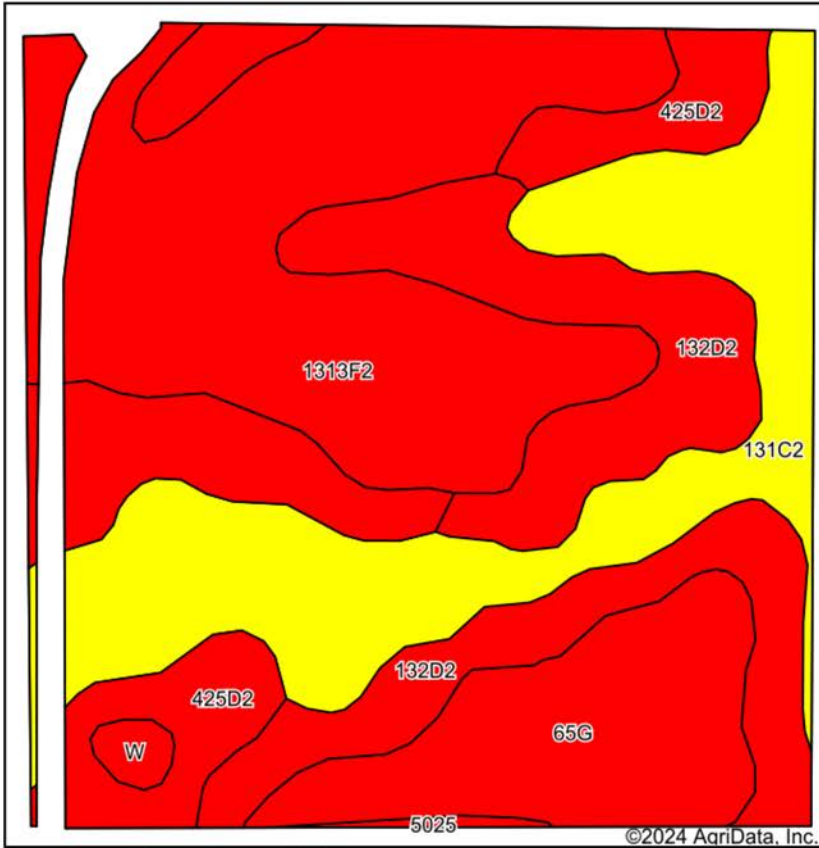


19-73N-21W
 Lucas County
 Iowa

3/11/2024
 Boundary Center: 41° 6' 54.56, -93° 18' 56.93

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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 Field borders provided by Farm Service Agency as of 5/21/2008

SOIL MAP



State: **Iowa**
 County: **Lucas**
 Location: **19-73N-21W**
 Township: **English**
 Acres: **38.97**
 Date: **3/11/2024**



Maps Provided By:
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Soils data provided by USDA and NRCS.

Area Symbol: IA117, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
1313F2	Munterville silty clay loam, 18 to 25 percent slopes, moderately eroded	11.73	30.1%	Red	Vle	80.0	23.2	5	5	45	45	28	
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	8.75	22.5%	Yellow	IIle	80.0	23.2	62	45	68	68	56	
132D2	Weller silty clay loam, 9 to 14 percent slopes, moderately eroded	7.64	19.6%	Red	IVe	80.0	23.2	34	28	78	78	63	
425D2	Keswick clay loam, 9 to 14 percent slopes, moderately eroded	5.82	14.9%	Red	IVe	88.0	25.5	8	12	52	51	38	
65G	Lindley loam, 25 to 40 percent slopes	4.61	11.8%	Red	VIIe	96.0	27.8	7	5	19	19	10	
W	Water	0.29	0.7%	Red		0.0	0.0	0	0				
5025	Strip mines, dumps	0.13	0.3%	Red	VIIIc	0.0	0.0	0	0				
Weighted Average						*-	82.2	23.8	24.1	19.5	*n 54.1	*n 54	*n 40.2

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

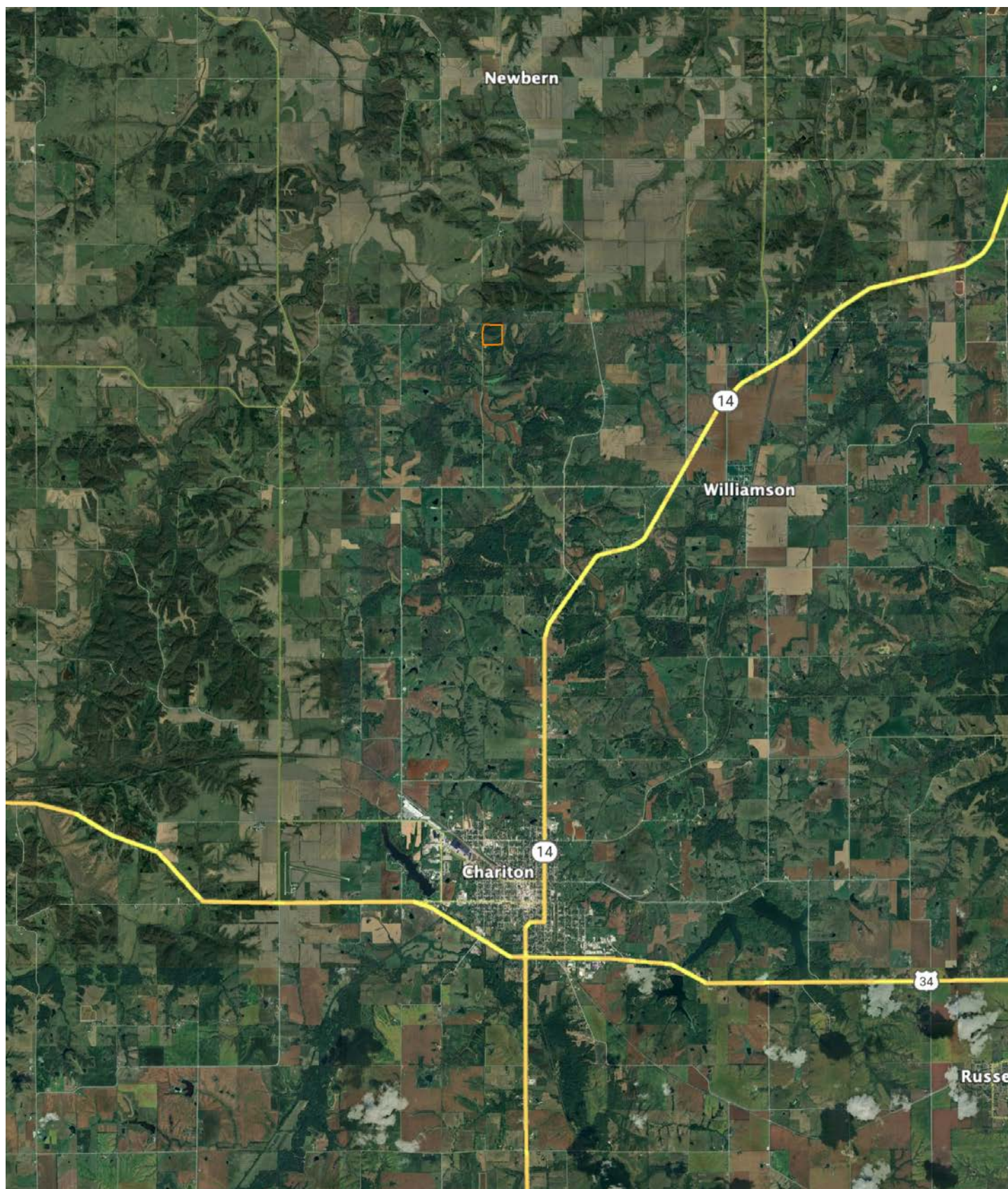
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

OVERVIEW MAP



AGENT CONTACT

Patrick Cutter doesn't just help clients buy and sell land, he gets in the weeds to truly serve others. A land owner himself, Patrick owns 140 acres in Monroe County, Iowa so land isn't just something he loves helping others buy and sell, he understands the connection to it that both sellers and buyers alike feel.

One of three children, Patrick was born and raised in the Appalachian Mountain Range of New Jersey. He graduated from Vernon High School and attended Sussex County Community College. After school, he owned and operated two successful businesses. These experiences provided essential training and an understanding of the importance of developing and nurturing relationships, something extraordinarily helpful in land real estate. At Midwest Land Group, Patrick's able to realize his passion of being in the outdoor space while making his clients a top priority, delivering the utmost professionalism and knowledge of the field.

A certified Deer Steward of the National Deer Association, Patrick enjoys hunting all over the Midwest, being outdoors, cooking, and spending time with his wife, Tracey, and lab, Flint. If you're in the market to sell or buy land in south or southeast Iowa and are seeking someone with great attention to detail and good communication skills, be sure to give Patrick a call.



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