

LAND FOR SALE

# EXCELLENT INVESTMENT OPPORTUNITY WITH BEAUTIFUL BUILDING SITE

PRICE: **\$275,848**  
COUNTY: **LUCAS**  
STATE: **IOWA**  
ACRES: **34.91**



## PROPERTY FEATURES

- 1/4 mile of gravel
- Great addition to one's current farming practice
- Diversify investment portfolio
- Multiple private and peaceful building sites
- Rural water and electricity along the road
- Farm could be used to house all your livestock needs
- Exceptional productive soils of 57.6 average CSR2
- Over 96 percent of the farm is productive tillable ground
- Prominent soils are Grundy, Arispe, and Edina Silty Clay Loam
- Hunting and recreational opportunities

For more information, contact:

**DENNIS WILLIAMS**, Land Agent

**515.739.3053** | [DWilliams@MidwestLandGroup.com](mailto:DWilliams@MidwestLandGroup.com)

**MidwestLandGroup.com**

