

MIDWEST LAND GROUP PRESENTS

13 ACRES IN

LUCAS COUNTY IOWA

430TH LANE, CHARITON, IA 50049



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

13 +/- ACRE HOMESTEAD WITH BUILD SITE

Just south of Chariton, Iowa sits 13 +/- acres with a 14'x46' cabin. There is a gas hook-up for the building and the option for a fireplace (the current one will stay with the seller). A new driveway has recently been cut to access from 430th In to the north. The cabin features a 2 bed and 1 full bath with kitchen, loft, and additional

storage. The remainder of the property has many opportunities for horses, cattle, hay, etc. A great place to start your homestead or to get away from busy life. For more information or to set up your private showing reach out to land agent Patrick Cutter today.

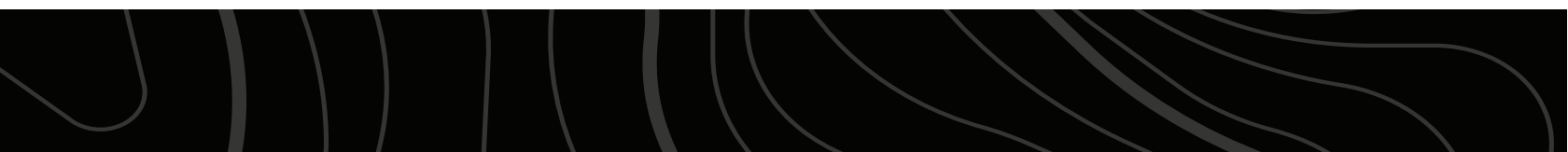


PROPERTY FEATURES

PRICE: **\$198,000** | COUNTY: **LUCAS** | STATE: **IOWA** | ACRES: **13**

- Cabin
- 2 bed, 1 bath
- Kitchen
- New driveway
- Homestead location
- Equine opportunity
- Excellent location for pond
- 1 hour from Des Moines

14'X46' CABIN



INTERIOR PHOTOS



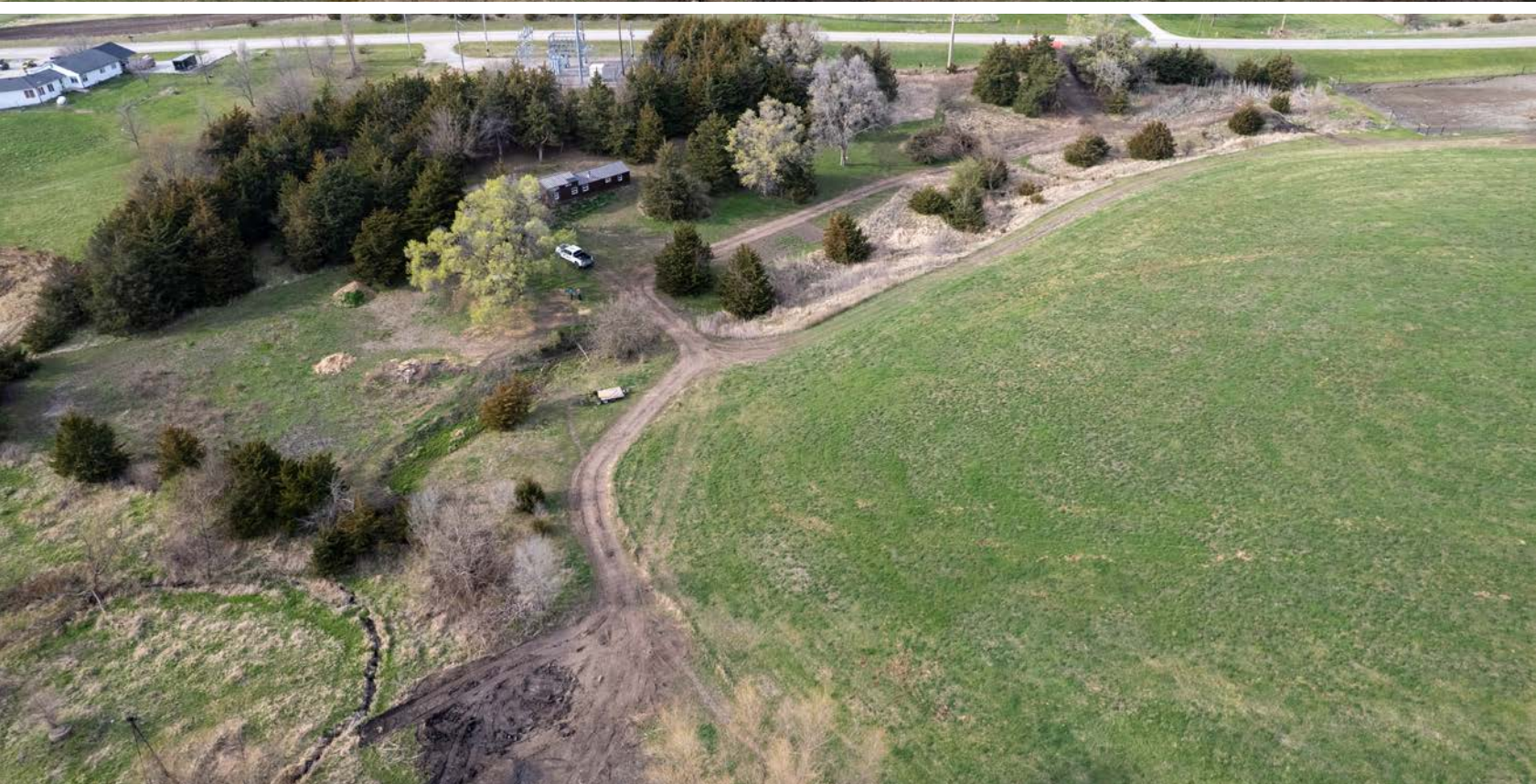
GAS HOOK-UP



NEW DRIVEWAY



EQUINE OPPORTUNITY



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 40° 56' 21.17, -93° 23' 34.16

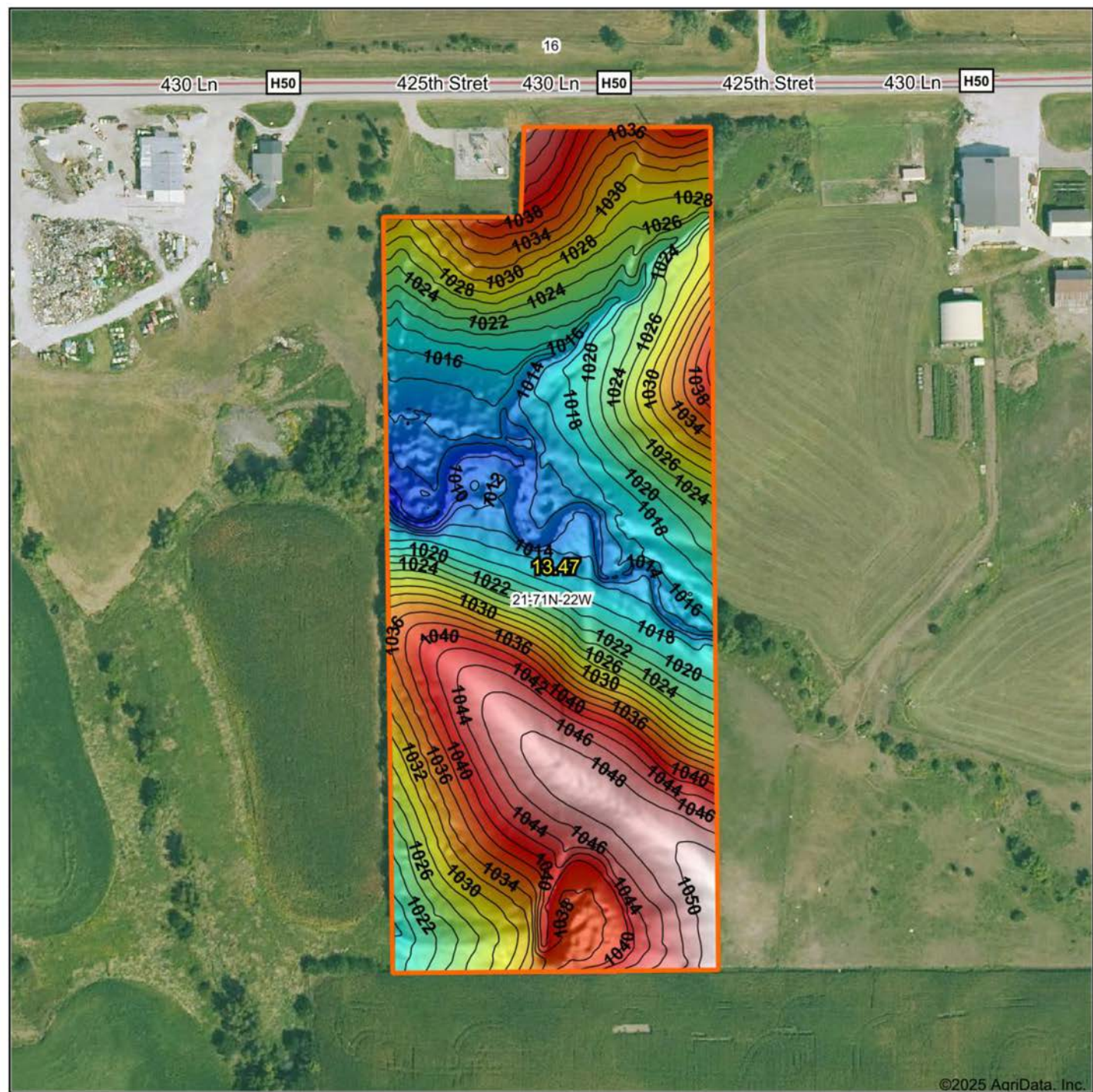
21-71N-22W
Lucas County
Iowa

0ft 272ft 543ft

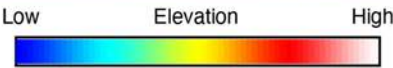


4/22/2025

HILLSHADE MAP



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Source: USGS 1 meter dem
Interval(ft): 2
Min: 1,006.0
Max: 1,051.8
Range: 45.8
Average: 1,028.9
Standard Deviation: 11.55 ft

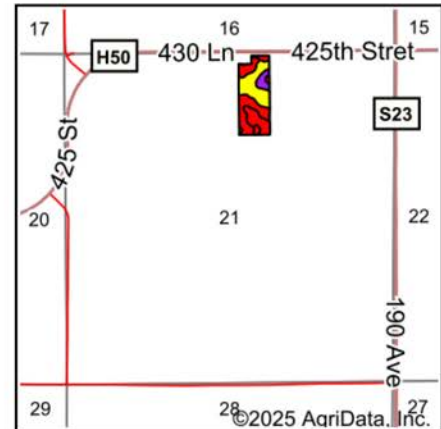
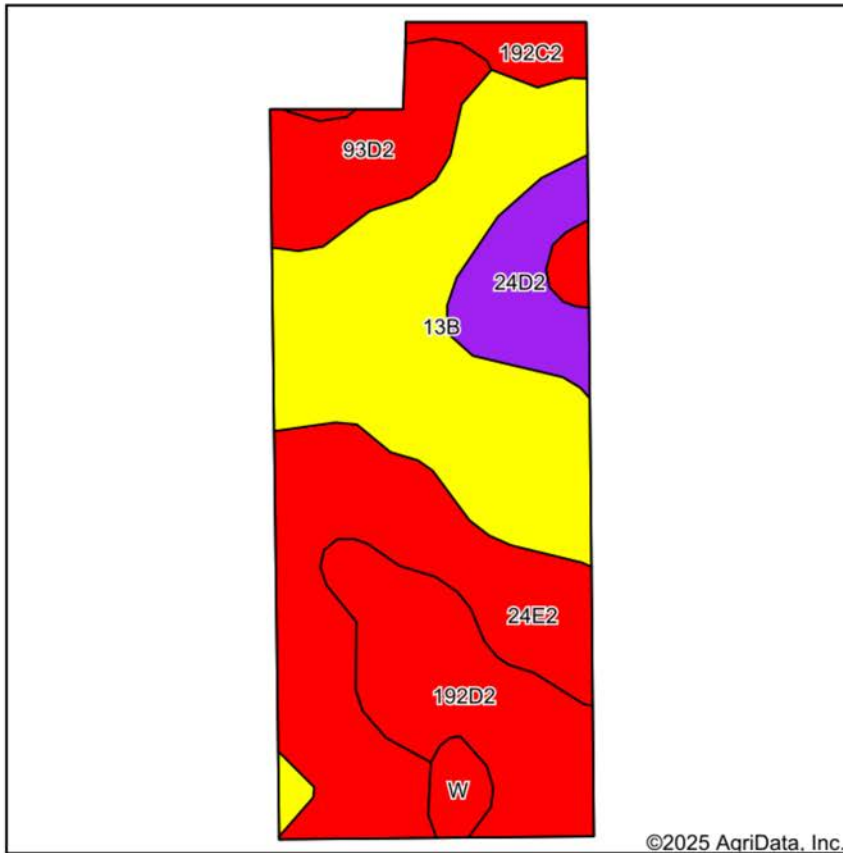


4/22/2025

21-71N-22W
Lucas County
Iowa

Boundary Center: 40° 56' 21.17, -93° 23' 34.16

SOILS MAP



State: **Iowa**
 County: **Lucas**
 Location: **21-71N-22W**
 Township: **Warren**
 Acres: **13.47**
 Date: **4/22/2025**



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surety
 CUSTOMIZED ONLINE MAPPING
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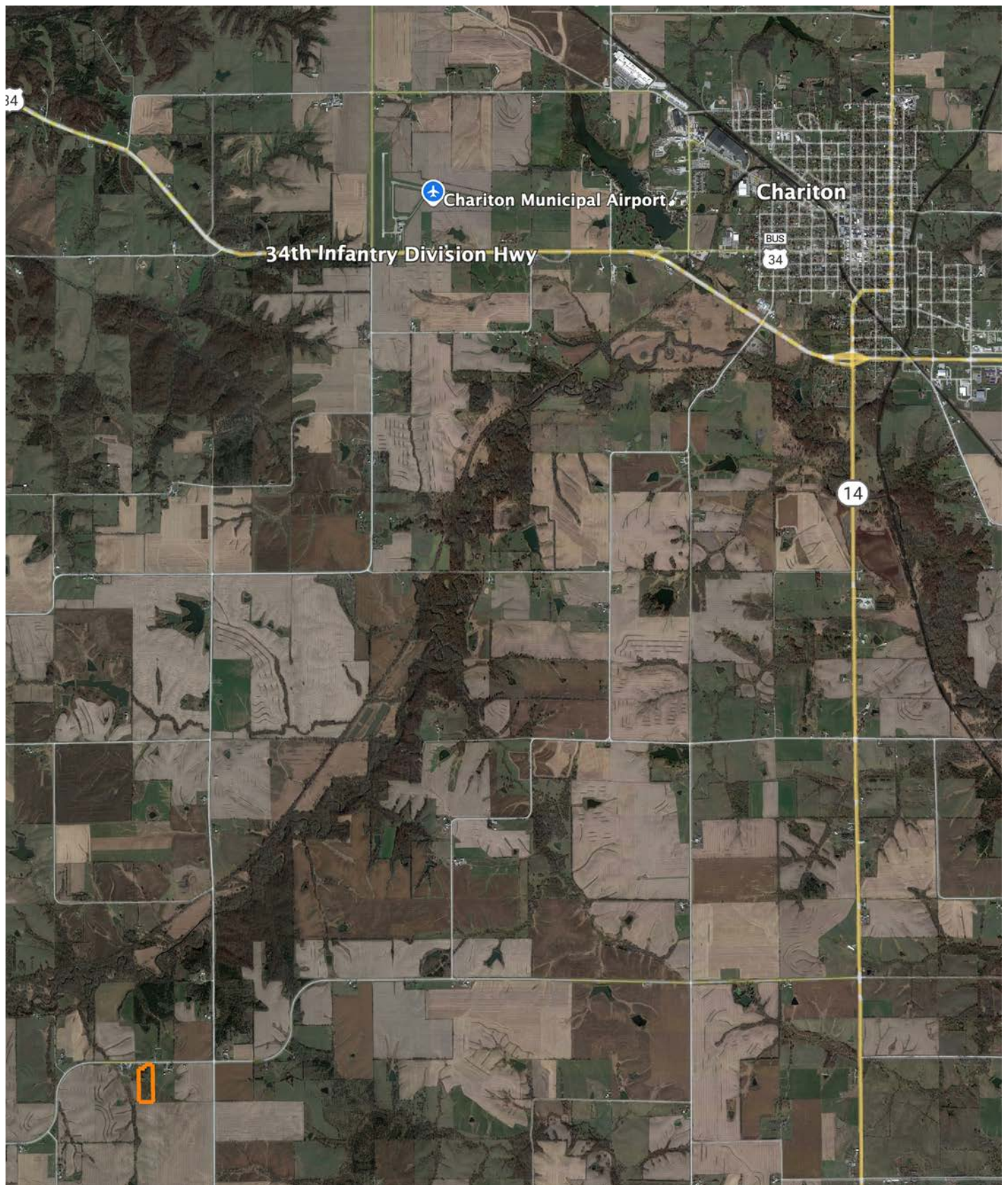


Soils data provided by USDA and NRCS.

Area Symbol: IA117, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	4.51	33.5%		Ilw	200.0	58.0	68	53	77	70	74
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	3.48	25.8%		IVe	144.0	41.8	40	38	66	66	49
192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	2.21	16.4%		IVe	108.8	31.6	9	15	65	65	44
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	1.33	9.9%		IVe	139.2	40.4	32	35	69	69	50
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	1.08	8.0%		Ille	168.0	48.7	52	48	75	75	56
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	0.44	3.3%		Ille	137.6	39.9	29	30	66	66	46
W	Water	0.27	2.0%			0.0	0.0	0	0			
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.15	1.1%		IVw	140.8	40.8	28	25	54	54	42
Weighted Average					*-	155.3	45.1	43.2	38.6	*n 69.1	*n 66.7	*n 56.1

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.



PATRICK CUTTER,

LAND AGENT

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