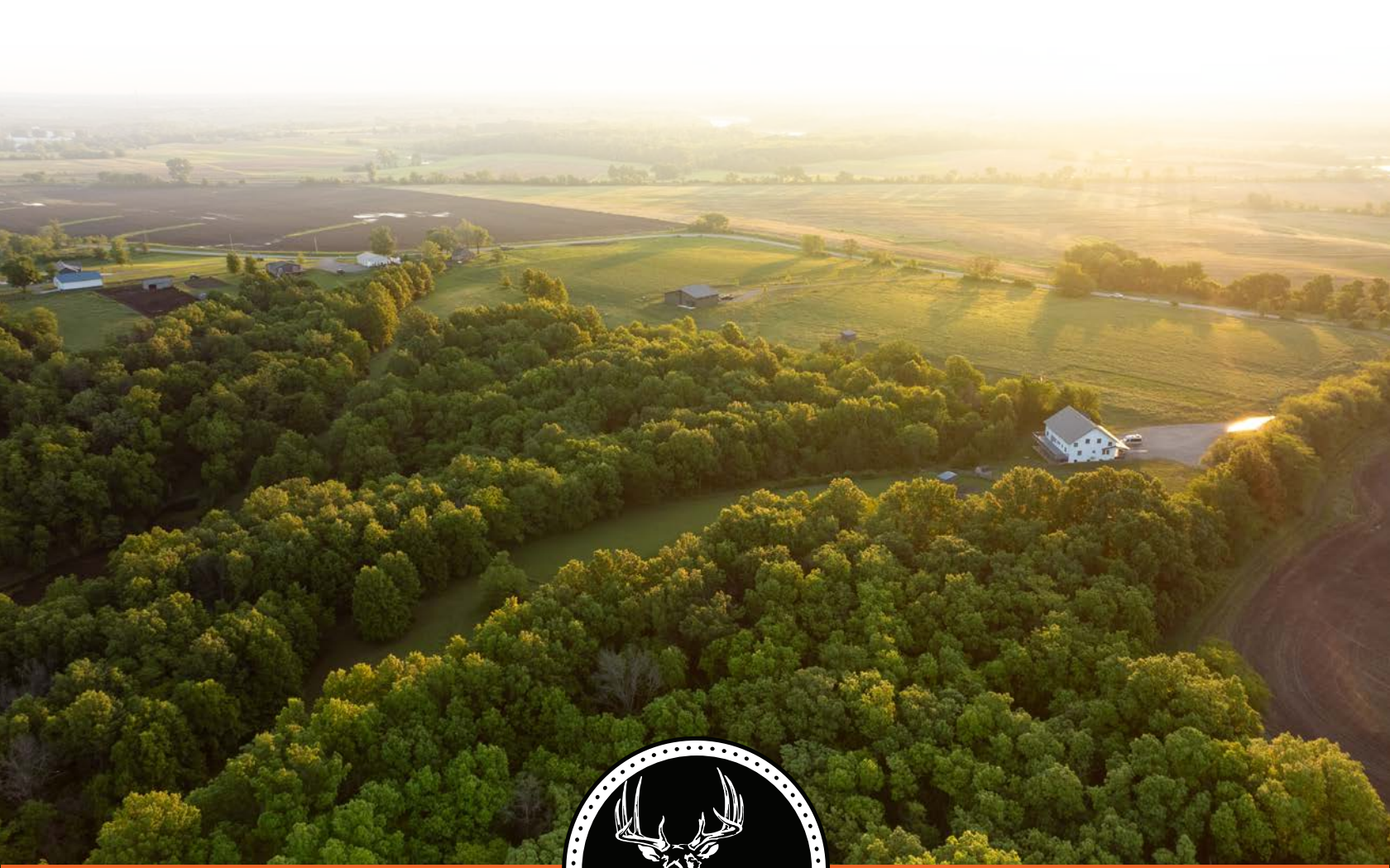


MIDWEST LAND GROUP PRESENTS

22 ACRES IN

LUCAS COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL HOME WITH PRIVACY, RECREATIONAL, AND COUNTRY LIVING

Escape to the peace and privacy of southern Iowa with this stunning custom-built two-story home situated on 22 +/- picturesque acres just south of Chariton. Built in 2019, this exceptional property offers the perfect combination of luxury living, recreation, and hobby farm potential all surrounded by breathtaking countryside and abundant wildlife.

The home features approximately 3,700 square feet of finished living space, along with an additional 2,400 square feet partially finished with a walkout basement ideal for guests, multi-generational living, or future expansion. With 5 bedrooms and 4.5 bathrooms, there is ample room for family and entertaining alike.

Inside, you'll find soaring ceilings, gorgeous custom kitchen cabinetry, stainless steel appliances, granite countertops, and thoughtfully designed open concept living spaces filled with natural light. Three Bryant mini-split furnace and air conditioning systems ensure year-round comfort and efficiency throughout the home.

Outdoor living is equally impressive, with two oversized covered decks spanning the full width of the home, perfect for relaxing evenings, entertaining guests, or enjoying panoramic views of the surrounding landscape.

The property itself offers an ideal mix of tillable ground, pasture, and mature timber, making it perfectly suited for a hobby farm or recreational retreat. Amenities include a large fenced pasture, manicured garden, chicken coop,

and ample room for horses, cattle, goats, or chickens for those seeking a more self-sufficient lifestyle.

A spacious 48'x48'x12' insulated shop/garage with concrete floors, heat, and two overhead doors provides outstanding storage, workspace, and versatility for equipment, vehicles, or recreational toys.

Nature lovers and hunters will appreciate the established walking trails, exceptional habitat, and world-class hunting opportunities for trophy whitetail deer and turkey. Even more impressive, the property borders access to thousands of acres of nearby public land right out the back door, offering endless outdoor adventure.

Conveniently located approximately 60 miles south of Des Moines and just minutes from local amenities in Chariton, the property also places you near some of southern Iowa's premier recreational destinations. Lake Rathbun, Iowa's second largest lake, is only 35 miles away, while Red Haw State Park, Lake Ellis, and Lake Morris are all just minutes from the property.

This is a rare opportunity to own a truly private and versatile acreage offering luxury, recreation, and rural lifestyle all in one remarkable property.

Buyers must be pre-approved. Contact the listing agent today for additional details or to schedule your private showing.

PROPERTY FEATURES

COUNTY: **LUCAS** | STATE: **IOWA** | ACRES: **22**

- Located 60 miles south of Des Moines, Iowa
- 1.5 miles south of Chariton, Iowa
- 35 miles west of Lake Rathbun (second-largest lake in Iowa)
- Minutes from Red Haw State Park, Lake Ellis and Lake Morris
- Exceptional 22 +/- acres has the perfect mix of tillable, pasture, and timber
- 2-story home newly built in 2019 has 5 bedrooms, 4.5 baths, with 3,700 sq. ft. finished
- Additional 2,400 sq. ft. walkout basement that is partially finished with beautiful kitchen cabinets
- Large expansive covered deck in front and back for all your entertaining needs
- Spacious 48'x48'x12' pole shed/garage with concrete, insulation, and heat
- Perfect hobby farm for raising horses, cattle, chickens, or goats
- Large garden, chicken coop, and large fenced pasture ground for living naturally off the grid
- Extremely private and peaceful with incredible views
- Gorgeous kitchen cabinetry, stainless steel appliances, and granite countertops with high ceiling
- Well-built home with 2"x6" walls and spray foam insulation, ensuring energy efficiency and comfort
- Newly installed wood-burning stove adds an elegant touch
- Excellent hunting and access to 1000's of acres of public land out your back door
- Exceptional deer and turkey hunting
- Call listing agent for details and to schedule a private tour
- Must be pre-approved



CUSTOM BUILT HOME

The home features approximately 3,700 square feet of finished living space, along with an additional 2,400 square feet partially finished with a walkout basement ideal for guests, multi-generational living, or future expansion.



5 BEDROOMS, 4.5 BATHROOMS



TWO OVERSIZED COVERED DECKS

Outdoor living is equally impressive, with two oversized covered decks spanning the full width of the home, perfect for relaxing evenings, entertaining guests, or enjoying panoramic views of the surrounding landscape.



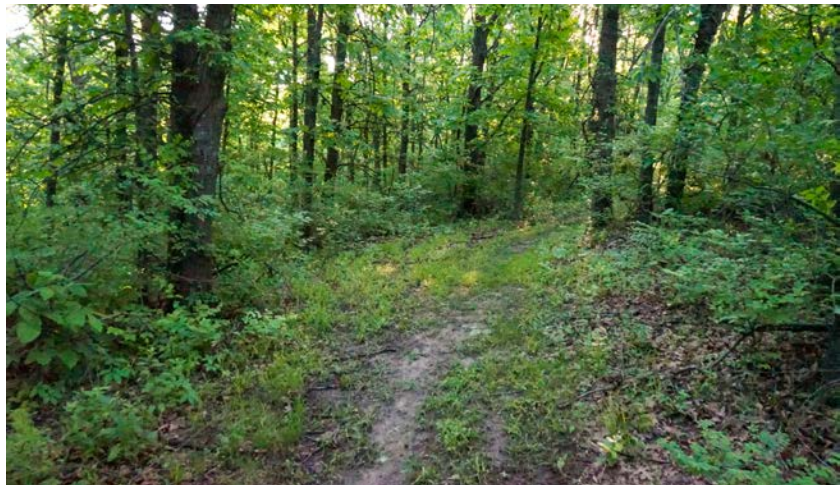
48'X48'X12' POLE SHED/GARAGE

A spacious 48'x48'x12' insulated shop/garage with concrete floors, heat, and two overhead doors provides outstanding storage, workspace, and versatility for equipment, vehicles, or recreational toys.



EXCEPTIONAL HUNTING & RECREATION

Nature lovers and hunters will appreciate the established walking trails, exceptional habitat, and world-class hunting opportunities for trophy whitetail deer and turkey. Even more impressive, the property borders access to thousands of acres of nearby public land right out the back door, offering endless outdoor adventure.



TILLABLE GROUND



INCREDIBLE VIEWS

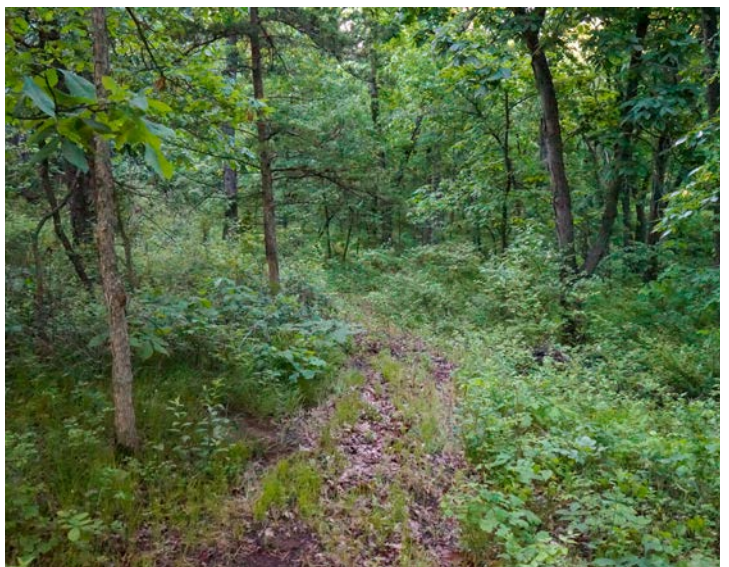


HOBBY FARM SETUP

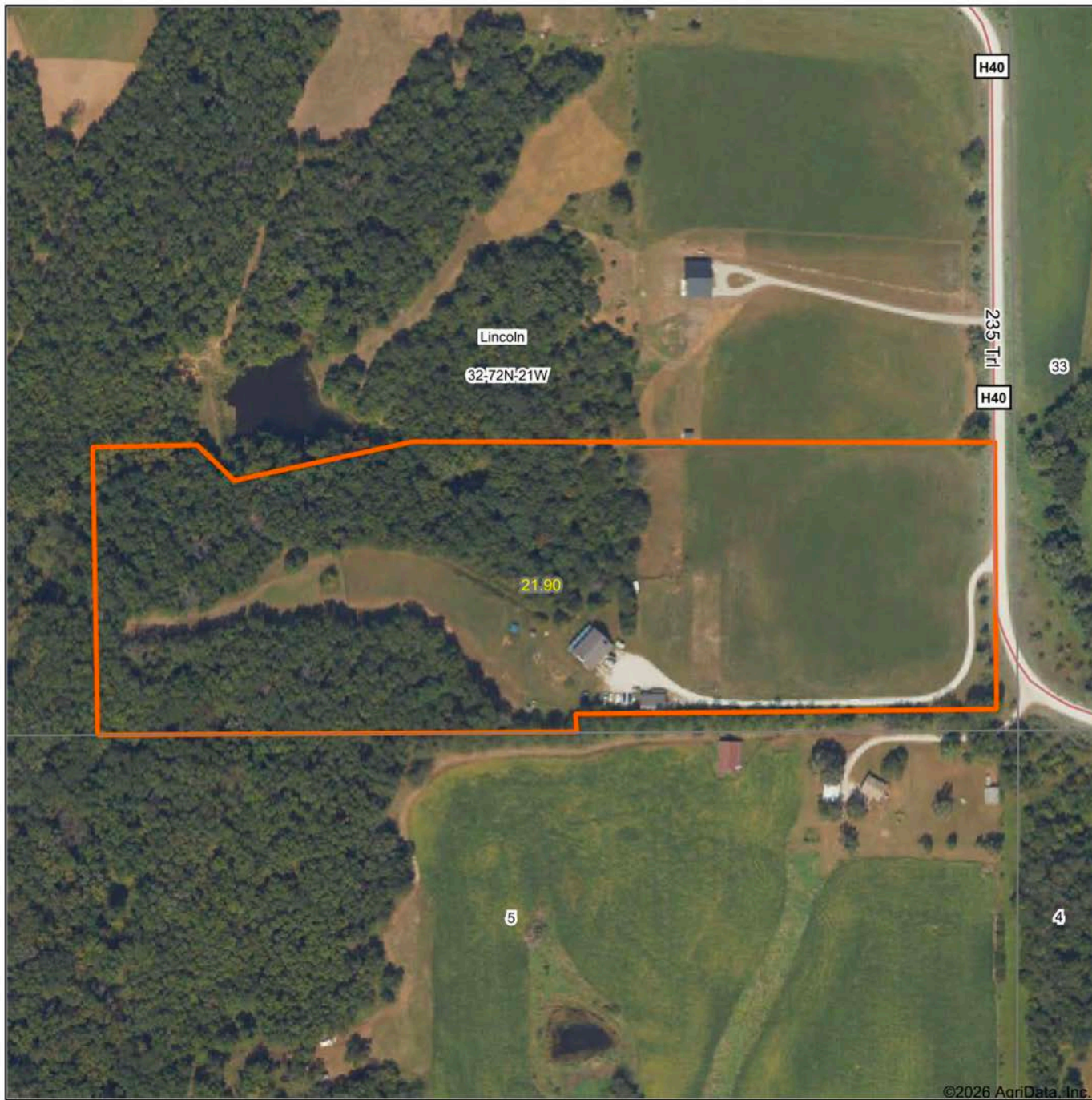
Amenities include a large fenced pasture, manicured garden, chicken coop, and ample room for horses, cattle, goats, or chickens for those seeking a more self-sufficient lifestyle.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 40° 59' 10.66, -93° 17' 31.53

0ft 306ft 612ft



Maps Provided By:



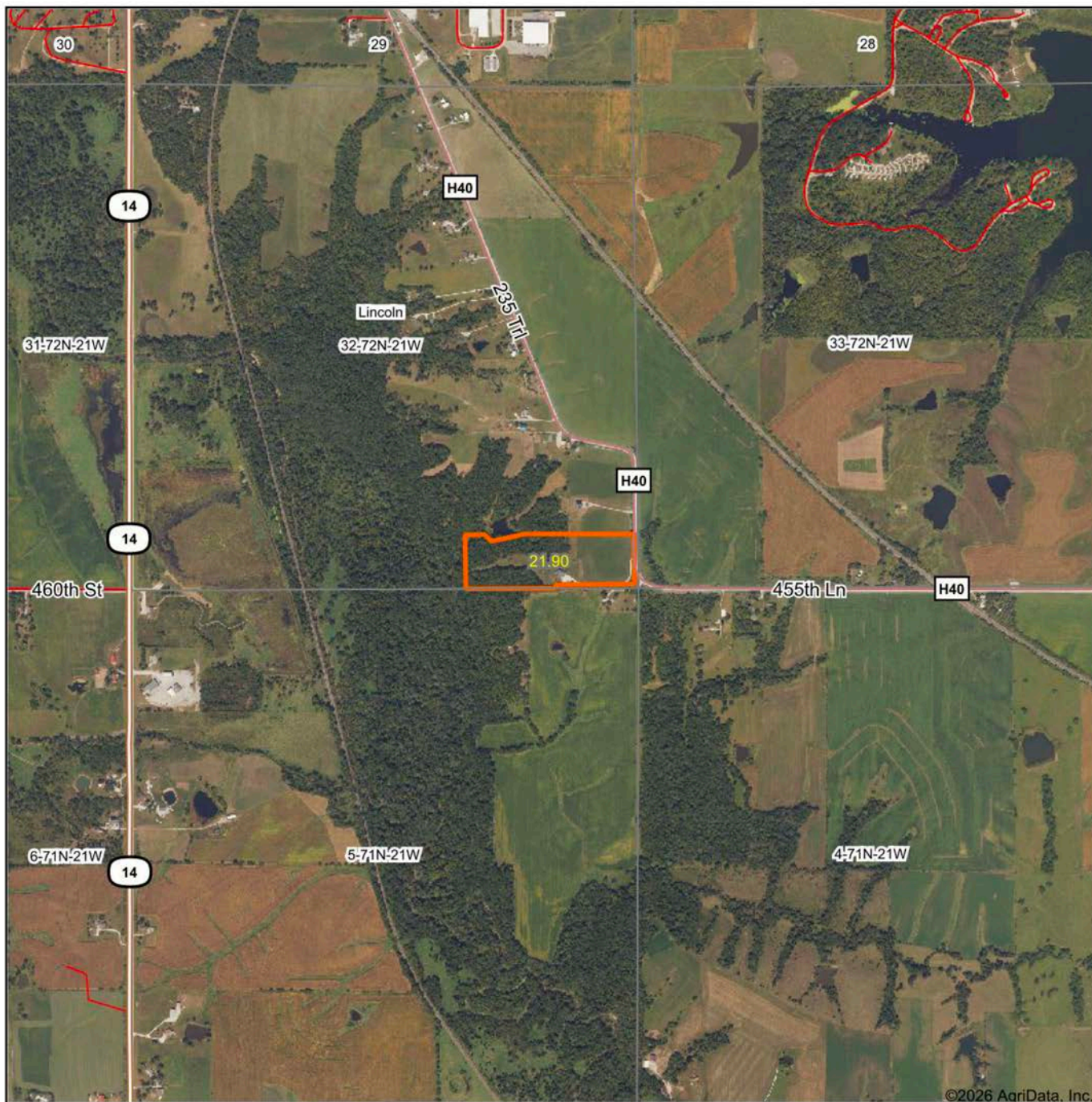
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32-72N-21W
Lucas County
Iowa



4/12/2026

AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 40° 59' 10.66, -93° 17' 31.53

0ft 1632ft 3265ft



Maps Provided By:



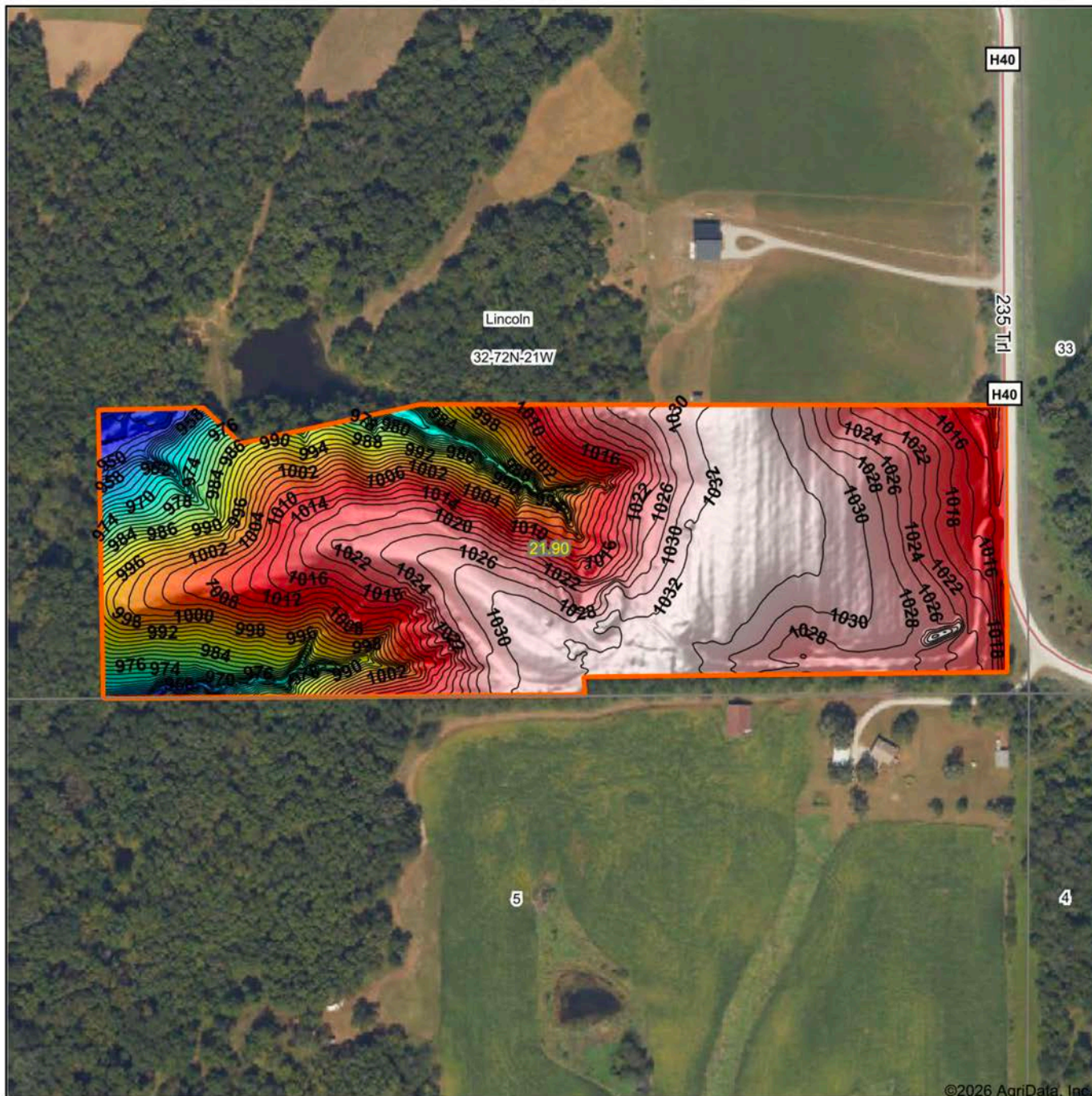
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32-72N-21W
Lucas County
Iowa



4/12/2026

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
 Interval(ft): 2
 Min: 945.8
 Max: 1,034.4
 Range: 88.6
 Average: 1,012.8
 Standard Deviation: 20.21 ft

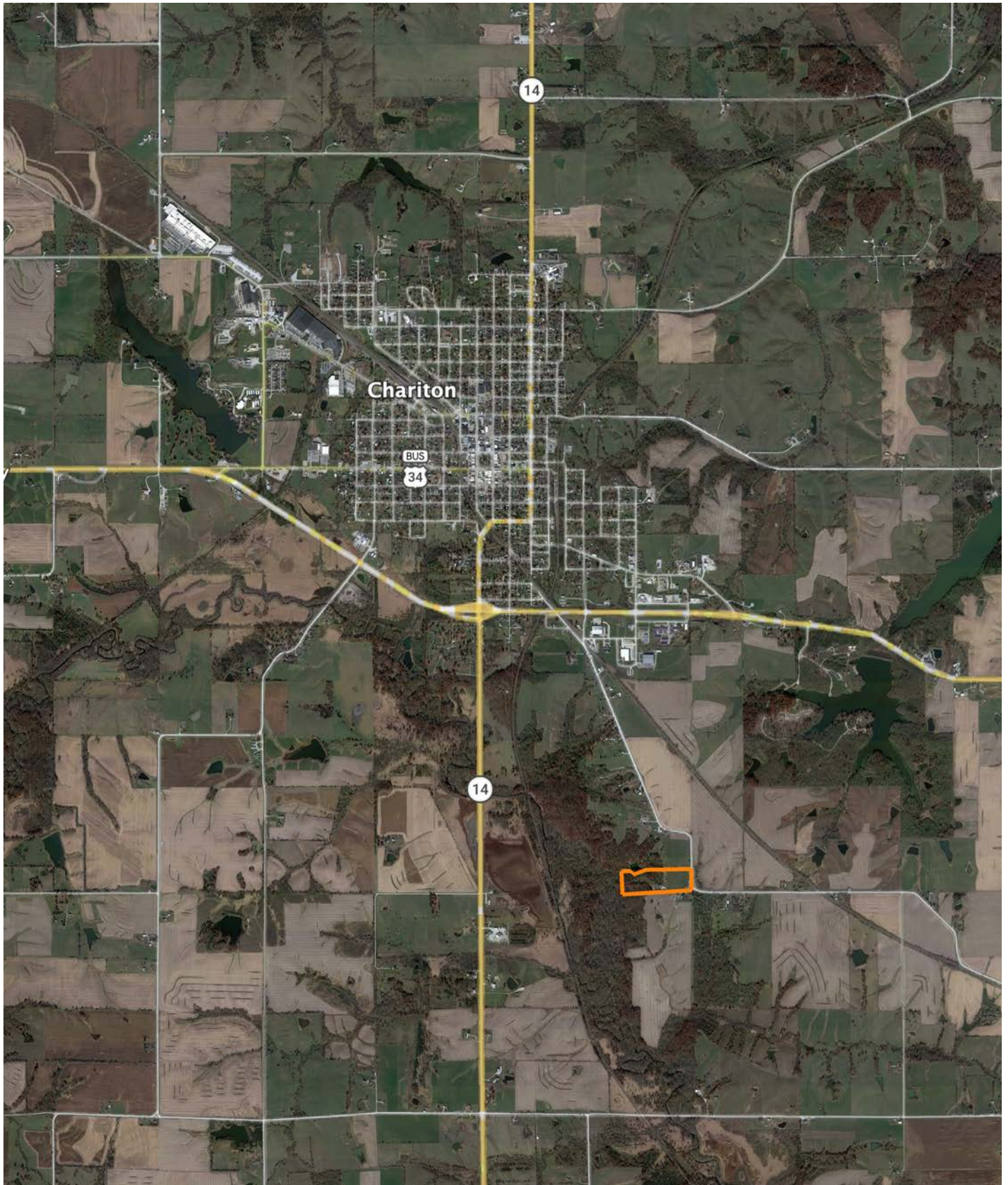


4/12/2026

32-72N-21W
Lucas County
Iowa

Boundary Center: 40° 59' 10.66, -93° 17' 31.53

OVERVIEW MAP



AGENT CONTACT

Dennis Williams has the determination and grit it takes to get the job done, which was instilled in him at a young age and evidenced through his 31 year career in logistics. Dennis grew up in Rochester, MN, where he graduated from Mayo High School and Rochester Community College. After buying and selling several of his own rec farms, Dennis and his family moved from Minnesota to pursue his dream of selling land in Iowa.

At Midwest Land Group, buyers and sellers alike know they can count on Dennis to get the job done and do it right. This agent prides himself on being a good listener who works with the utmost honesty and integrity. He relishes in the fact that many lifelong friendships are made through real estate transactions and looks forward to creating lasting memories with each client.

Dennis is passionate about pursuing whitetails, having even owned his own whitetail consulting business. He had his hunts filmed and shared on Hunter's Specialties Primetime videos, and afterward was hired as a pro staff member on the TV show Driven with Pat and Nicole. When he's not helping clients achieve their land real estate needs, Dennis enjoys hunting and fishing, and spending time with his family, including wife, Janet, son Daniel, and daughter Brooklyn.



DENNIS WILLIAMS,
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