

MIDWEST LAND GROUP PRESENTS

20 ACRES
LUCAS COUNTY, IA

57061 120TH AVENUE, LUCAS, IOWA 50151



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL RANCH HOME WITH MORTON BUILDING ON 20 ACRES OF PEACEFUL PARADISE

Midwest Land Group is proud to present this beautiful and exceptionally well-maintained 3 bedroom, 2 bath ranch home situated on 20 +/- picturesque acres in one of the most peaceful country settings you'll find. Conveniently located just 40 miles south of Des Moines, 21 miles from Indianola, 1½ miles west of Highway 65, and 1 mile south of the Warren County line in Lucas County, this private retreat offers the perfect balance of accessibility and complete seclusion. The property is also approximately 45 minutes from both Lake Red Rock and Lake Rathbun, Iowa's two largest lakes, providing outstanding opportunities for boating, fishing, camping, and year-round recreation.

Tucked away on a quiet gravel road with virtually no traffic, you'll enjoy breathtaking views, unmatched privacy, and the tranquility that only rural Iowa can provide. Enjoy your morning coffee while watching deer, flocks of wild turkeys, rabbits, and other wildlife right from the dining room window or spacious north-facing deck. With no neighboring homes in sight and nothing but the sounds of nature, this property offers the peaceful country lifestyle so many buyers dream about.

Built in 1978, the home has been exceptionally cared for and offers approximately 1,500 square feet of finished living space on the main level, plus an additional 1,500 square foot walkout basement that is partially finished

and includes a non-conforming fourth bedroom, providing outstanding potential for additional living space, guest accommodations, or storage. A cozy wood-burning fireplace makes the main level the perfect place to gather after a day outdoors. The home also features a new septic system and drain field along with new flooring in the kitchen and dining room, providing peace of mind for the next owners.

The property has been lovingly maintained by the current owners for more than 50 years and has never been hunted, allowing the local deer herd to mature into truly impressive Iowa whitetails. Surrounded by exceptional habitat in every direction, this acreage is perfectly positioned to consistently attract and hold trophy-class bucks. Deer, turkey, pheasants, and rabbits are abundant throughout the property.

The 20 +/- acres include approximately 10 acres of highly productive farmland carrying a 70.5 CSR2 rating, complemented by native grasses, mature timber, and a small pond that enhances both wildlife habitat and the property's natural beauty.

Built in 2002, the impressive 40'x60' (2,400 square foot) Morton building offers endless possibilities for equipment storage, a workshop, livestock shelter, or recreational use. Whether you're looking for a hobby

farm with horses, cattle, goats, or simply a private country estate, this property is well equipped to meet your needs.

Opportunities to own a peaceful, move in ready acreage with productive farmland, quality outbuildings, incredible wildlife, and unmatched privacy are

becoming increasingly rare. This is a property that truly must be experienced to appreciate everything it has to offer. Showings are by appointment only. Buyers must be pre-approved or provide proof of funds prior to scheduling a showing. Please contact the listing agent to schedule your private tour or to submit an offer.



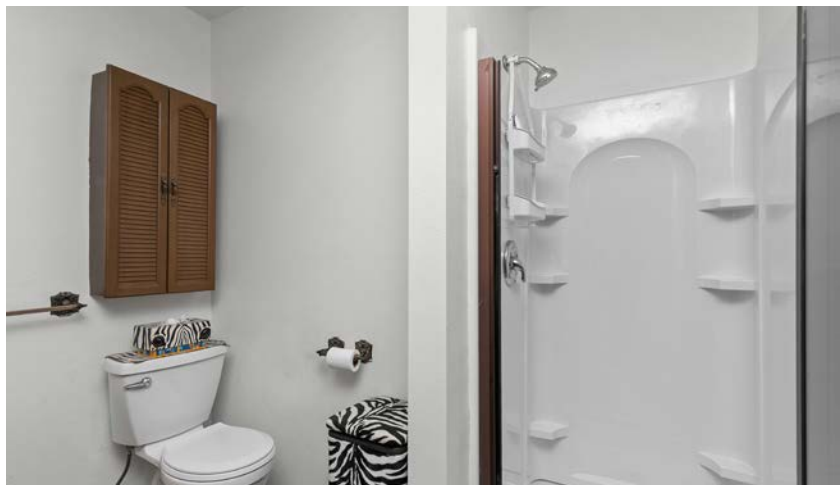
PROPERTY FEATURES

COUNTY: **LUCAS** | STATE: **IOWA** | ACRES: **20**

- 3 bedroom & 2 bathroom ranch-style home with walkout basement
- New septic and drain field
- New flooring in kitchen and dining room
- 1,500 sq. ft. finished living and 1,500 sq. ft. partially finished basement
- Wood-burning fireplace
- All appliances remain with the new buyer
- Steel Morton building 40'x60' w/ 2,400 sq. ft.
- Perfect for all or your storage needs, workshop, or sheltering livestock
- 20 +/- stunning private and peaceful acres
- Located 21 miles south of Indianola or 40 miles from Des Moines
- 1 mile south of Warren County line in Lucas County
- 1 1/2 miles west of Highway 65
- Commuting distance to Des Moines
- Home & acreage on dead-end gravel road (road turns into mud road with very limited to no through traffic)
- Extremely private and peaceful
- Breathtaking views in all directions
- World-class deer, turkey, and pheasants call this property home
- Living off the grid or hobby farm would best suit this acreage
- Perfect farm for horses, cattle, or goats
- 10 acres of premium tillable ground (70.5 Csr2)
- Remainder is in native grasses, trees, and a small pond
- Large yard for all your entertaining needs
- Exceptional deer hunting habitat throughout the large section
- East access for the prevailing westerly winds
- Taxes for 2025: \$2,902.00
- Pictures are from this past fall and recent summer
- Shown by appointment only and must be pre-approved
- Call listing agent for a private showing or to make an offer

3 BED & 2 BATH RANCH-STYLE HOME

Built in 1978, the home has been exceptionally cared for and offers approximately 1,500 square feet of finished living space on the main level, plus an additional 1,500 square foot walkout basement that is partially finished.



ADDITIONAL INTERIOR PHOTOS



STEEL MORTON BUILDING

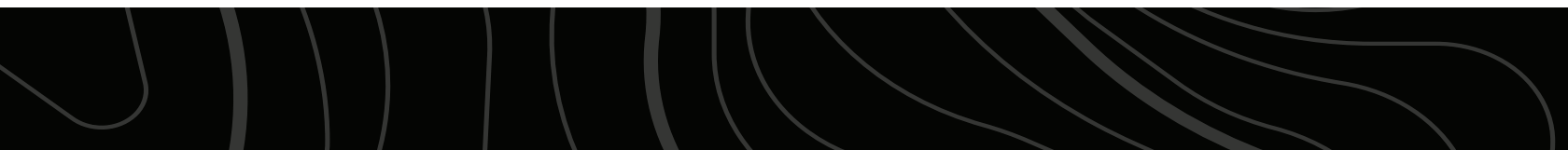


BREATHTAKING VIEWS



10 ACRES OF PREMIUM TILLABLE GROUND

The 20 +/- acres include approximately 10 acres of highly productive farmland carrying a 70.5 CSR2 rating.

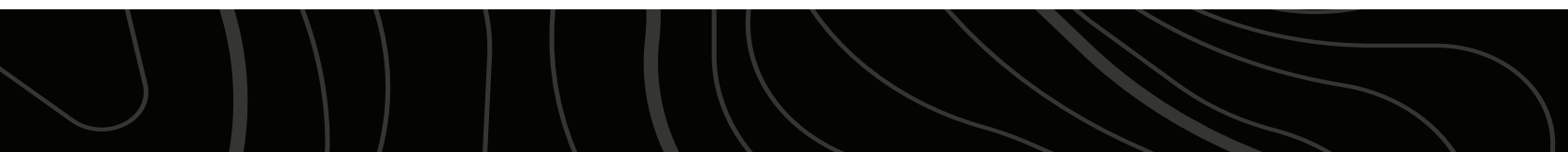


WORLD-CLASS DEER

The property has been lovingly maintained by the current owners for more than 50 years and has never been hunted, allowing the local deer herd to mature into truly impressive Iowa whitetails. Surrounded by exceptional habitat in every direction, this acreage is perfectly positioned to consistently attract and hold trophy-class bucks.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 41° 8' 50.06, -93° 31' 17.85

5-73N-23W
Lucas County
Iowa

0ft 279ft 558ft



8/18/2025

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.



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