

Lucas County Land For Sale

15 acres m/1 – Section 33, Washington Township

Description: 15 Acres m/1 of Lucas County land for sale. This property is located 6 miles South of Russell along S56 pavement. This tract of land provides a unique setting with a potential building site along a paved road near Lake Rathbun. This land is available for the 2022 crop year.

Agents

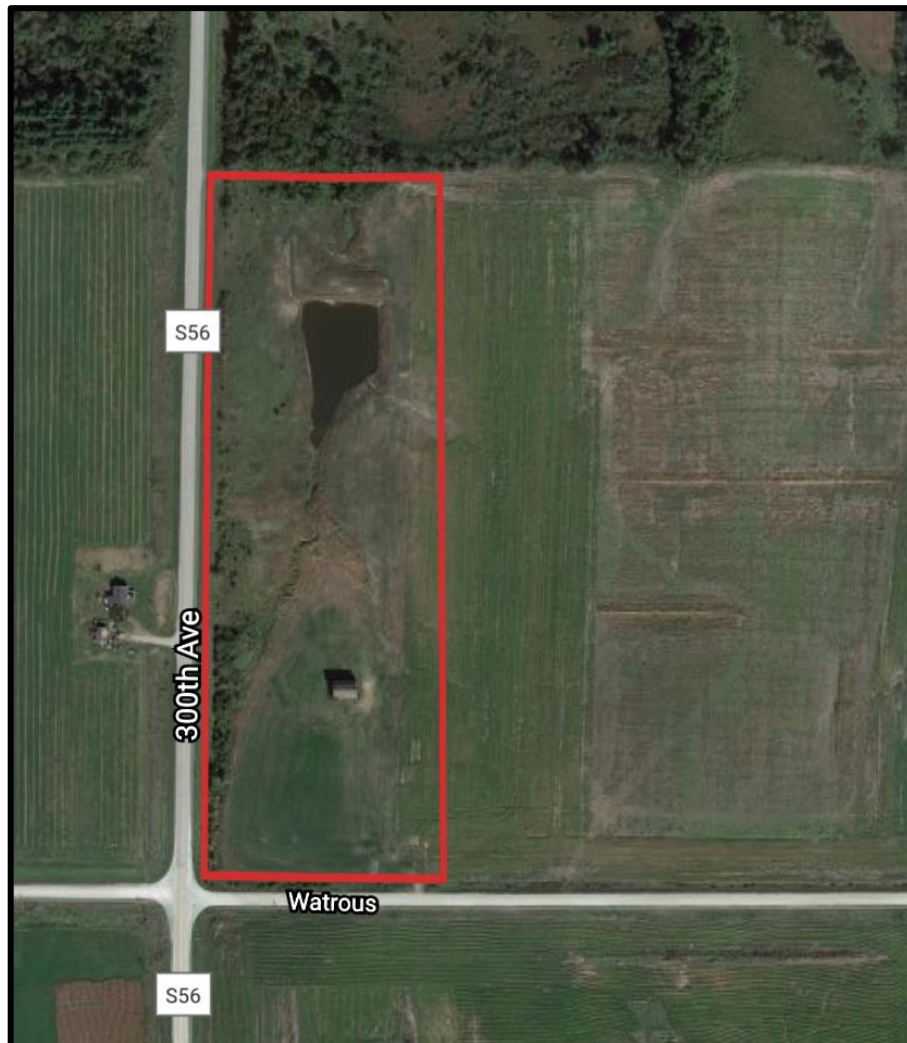
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Property Information



Price & Terms

\$125,000 total, \$8,333 per acre on 15 acres. 10% down upon acceptance of offer, balance due at closing.

Legal Description

Lucas County – 15 acres m/l in the West $\frac{3}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ in Section 33, Township 71 North, Range 20 West of the 5th P.M., Lucas County, Iowa.

Estimated Net Taxes

N

Taxes Payable 2021-2022: \$570.00

Net Taxable acres: 15

Possession

The cropland is available for the 2022 crop year.

Corn Suitability Rating

CSR2: 23.3 per AgriData on Entire Farm

School District

This property is located in the Chariton School District

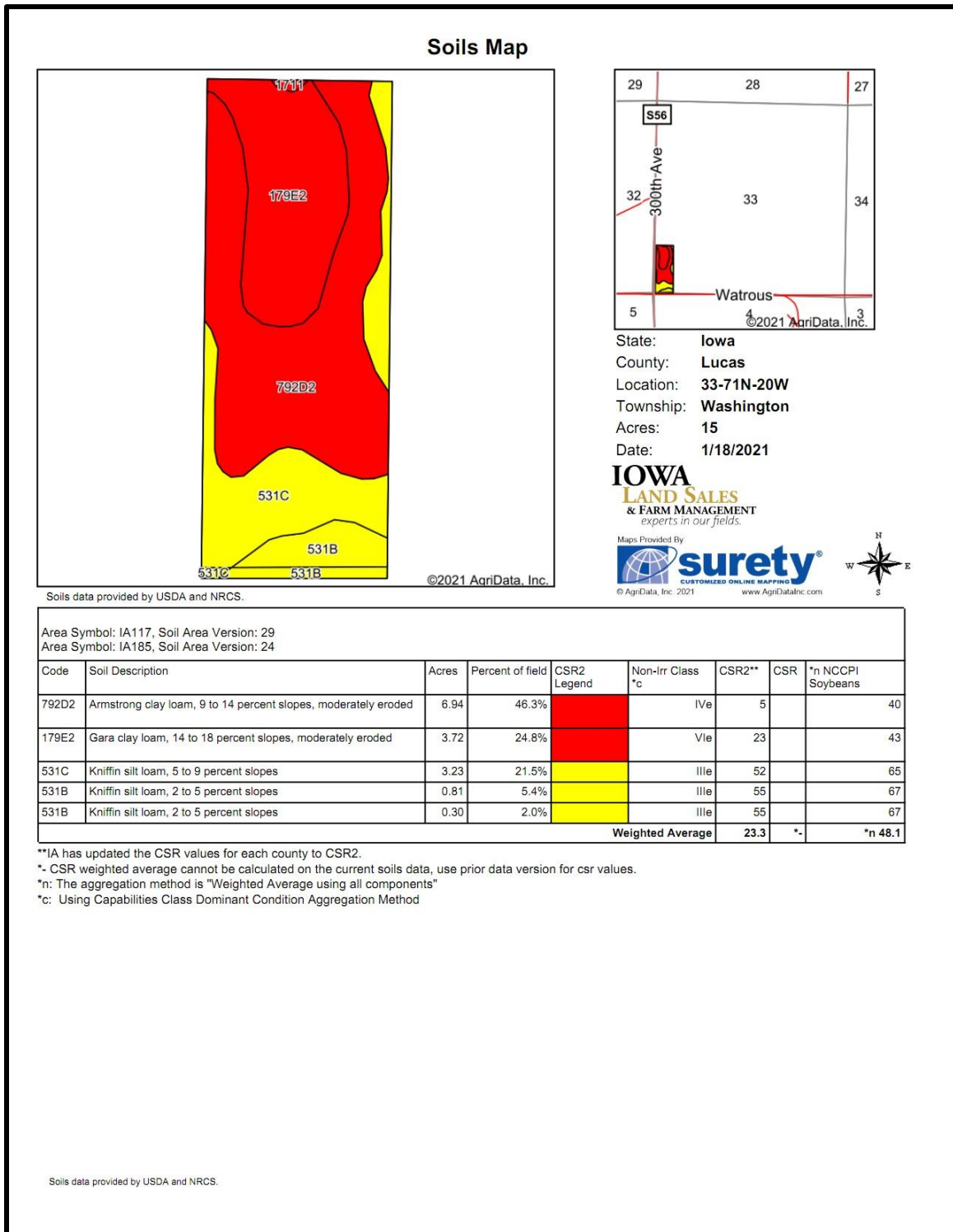
Directions

Travel South of Russell on S56 pavement approximately 6 miles. Turn east onto 400th Street and the subject property will be located on the North side of the road. Look for Iowa Land Sales and Farm management for sale signs.

Aerial



Soils Map





Location Map



Sale Terms & Announcements

Method: This property is being offered for sale as an individual tract.

Contract & Earnest Payment: A 10% earnest money payment is required upon acceptance of offer and balance will be due at closing.

Closing & Possession: Closing date will be on or about 30 days upon acceptance of offer. Possession will be granted to the buyer at closing.

Announcements: All property is sold on an “As is, Where is” basis. No warranty or guaranty, either expressed or implied, is made by the seller. Sale is subject to all covenants, leases and easements of record. Conducting inspections and due diligence is the responsibility of each party and at their own risk.

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