

640 ACRES +/- OTTER CREEK TWP

LANDPROZ

Agricultural & Recreational Real Estate / Auctions / Farm Management

LAND LISTING **LUCAS COUNTY, IA**



Listing Price: \$2,995,000 or \$4,680/acre



For more information contact your LandProz Agent

GLEN SALOW

Land Agent

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#1711 Farm

- Total acres of CRP is 68.65 paying \$147.80 per acre
- CRP contract expires on 09-30-2025
- Total annual CRP payment of \$10,146.00
- Over 350 Acres of contiguous virgin timber with a very high timber value
- Buyer could capitalize on walnut harvest and create more bedding
- Diverse habitat from CRP, cedars, ditches, draws, large creek and a huge block of mature timber
- Property acts as the main hub for most of the deer on the section
- Great access from several different points
- Over a dozen different ridge tops that form several funnels and pinch points
- Numerous south sloped ridges for bedding
- An abundance of established food plots for both early and late season hunting
- The main food plot exceeding 15 acres has a 20' by 26' cabin on the north end of it with 520 finished square foot
- North 160 acres of the farm is more diverse made up of cedars, ditches, draws and a creek
- Located in an excellent area with a high abundance of deer and turkeys
- Top end genetics that consistently produces 180" deer annually
- Several water sources from Indian creek and a variety of fully stocked ponds
- Over 60 acres could be converted to tillable that are currently in grasses
- A beautiful two-story home sits on top of the hill on the north end, offering one of the best views Lucas county has to offer.
- Home was built in 2000 with over 2400 finished square feet and has 3 full baths, 5 bedrooms, full kitchen, dining, finished basement and a 2-car garage.
- Nestled beside the house is a 40' by 60' metal building with concrete floors and power built in 1999.
- A newly constructed 40' by 60' metal building built in 2017 is located on the south end of the farm overlooking a large pond
- Building has power overhead doors, concrete floors, and 800 finished square foot living quarters with 2 bedrooms, one full bath and a kitchen.
- Maintained and established trail system throughout the farm
- Annual taxes \$7566.00
- Seller would consider a split of the property's north 160 acres in a separate sale
- Excellent opportunity at a large tract of land in a great area close to the Metro
- Located approximately 40 minutes south of Des Moines or 10 minutes north of Lucas

Farm will be shown by appointment only

✉ sales@LandProz.com

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