



*Iowa is our factory, Iowa land marketing is our craft, Iowa farmland transactions are our product, and the people are what make up our business.*

## LUCAS COUNTY 160 ACRES

Asking Price **\$599,000**  
or **\$2,995/Acre**

### Farm Details

200 +/- acre farm that has an open slate of big deer potential through and through. The farm is currently in pasture production and the possibilities to turn this into a big buck farm is in the making. Plenty of bedding cover along with hardwood timber the right recipe to connect on a big deer year over year presents itself. This farm is located on the Clarke/Lucas County line, and the property has gravel road access then turns to dirt following the entrance. Road frontage is limited which is a plus for holding whitetails year around. Multiple food plot locations both for north and south wind hunting.



### Farm Directions: From Lucas, Iowa

Head west on US-34 for 3.1 miles  
Turn right onto 120th Ave for 1 miles  
Turn left onto Co Rd H28 for 2.1 miles  
Turn left to stay on Co Rd H28 for 2.1 miles  
Turn left onto Clarke-Lucas Ave for 1 mile



### Farm Highlights

- *Thick Bedding Timber*
- *Low Road Frontage*
- *Multiple Food Plot Locations*
- *Hardwood Timber*
- *Multiple Stand Locations*
- *North and South Winds*
- *Ditches and Draws*
- *Unpopulated Human Area*
- *Located 6 miles NW of Lucas*



For more information call  
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