



LAND FOR SALE

Recreational Retreat Less Than 60 Minutes From Des Moines, IA



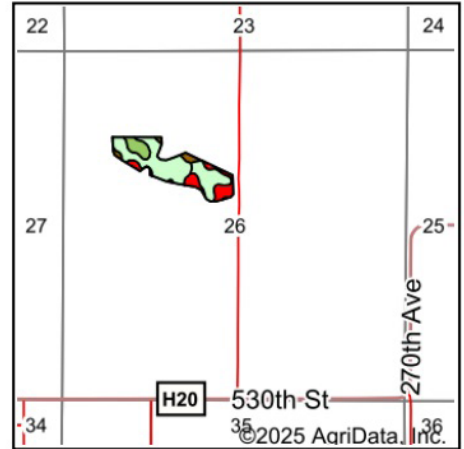
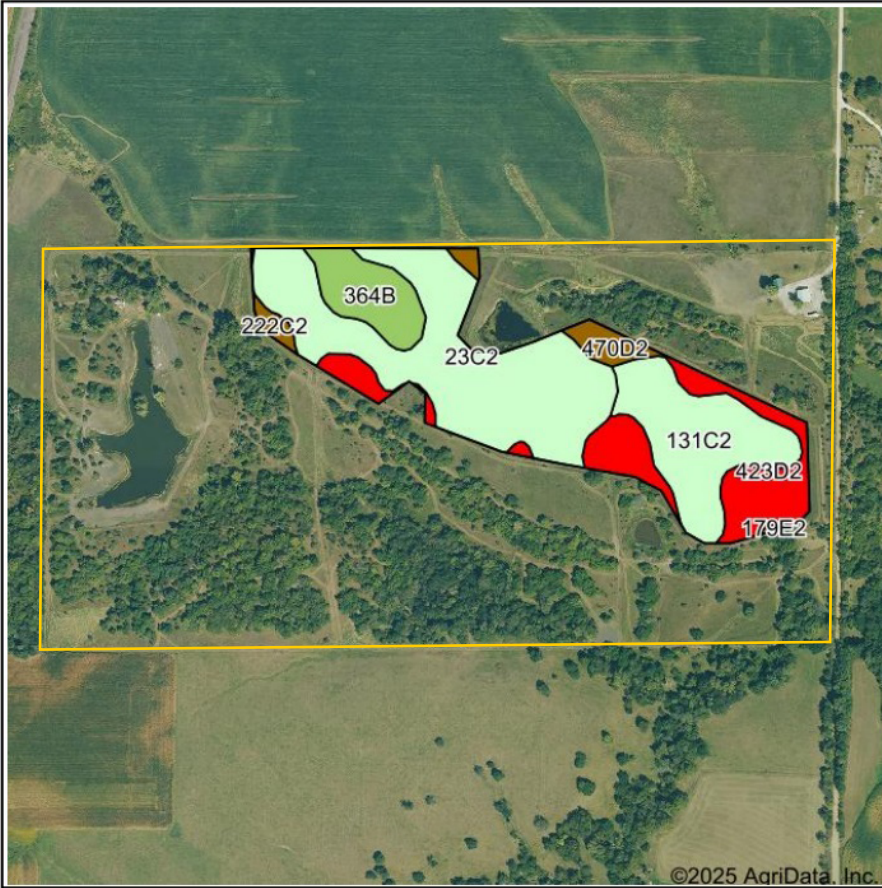
KYLE HANSEN, ALC
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Nevada, IA 50201-0500 | www.Hertz.ag

80.00 Acres, m/l
Lucas County, IA

FSA/Eff. Crop Acres: 18.32 | Soil Productivity: 50.30 CSR2





State: Iowa
 County: Lucas
 Location: 26-73N-21W
 Township: English
 Acres: 18.32
 Date: 8/20/2025



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA117, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	8.25	45.1%		IIIe	62
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	3.96	21.6%		IIIe	62
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	3.44	18.8%		IVe	6
364B	Grundy silty clay loam, 2 to 5 percent slopes	1.71	9.3%		Ile	72
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	0.70	3.8%		IVe	20
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.26	1.4%		IVw	28
Weighted Average					3.15	50.3

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Williamson: Go north on Co. Rd. 255th Ave. for 1.1 miles, then east on IA-14 for 1.3 miles and then south on 265th Ave. for 1.1 miles. Property is located on the west side of the road.

Simple Legal

5½ NW¼ of Section 26, Township 73 North, Range 21 West of the 5th P.M., Lucas Co., IA. *Final abstract/title documents to govern legal description.*

Address

53737 265th Ave.
Chariton, IA 50049

Price & Terms

PRICE REDUCED!

- \$684,000 \$654,000
- \$8,550/acre \$8,175/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025 - 2026: \$1,382.00
Gross Acres: 80.00
Net Taxable Acres: 79.40

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

FSA Data

Farm Number 4270, Tract 839
FSA/Eff. Crop Acres: 18.32
Corn Base Acres: 7.00
Corn PLC Yield: 89 Bu.
Bean Base Acres: 4.10
Bean PLC Yield: 24 Bu.

Soil Types/Productivity

Primary soils are Arispe, Pershing, and Bucknell. CSR2 on the FSA/Eff. crop acres is 50.30. See soil map for detail.

Land Description

Moderately to strongly sloping.

Drainage

Some tile. No tile maps available.

Cabin

A 416 sq. ft. primitive cabin is located in the northwest corner of the property. The two-story cabin was built in 2016 and features a basement, one-bedroom, one-bathroom, and a detached, one-stall garage.

Buildings/Improvements

- 42' x 36' Pole Barn with (3) 50 Amp Camper Hook-ups
- 12' x 22' Detached Garage
- 12' x 20' Shed

Water & Well Information

Rural water services the property. There are three ponds located on the property. The largest pond is estimated to be 2.60 acres.

Septic System

Buyer is responsible for compliance of local and state septic system requirements. Contact agent for details.

Disclosure

Property is being sold on an "As-is, Where-is" basis.

Comments

Dream property located less than 60 minutes from the Des Moines International Airport. Create your own private retreat surrounded by nature, where deer roam and bass fill the waters. Spend your weekends riding your SxS or strolling along mowed trails while taking in the beauty and tranquility of the outdoors. The property has not been hunted on for 15 years.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Northeast looking Southwest



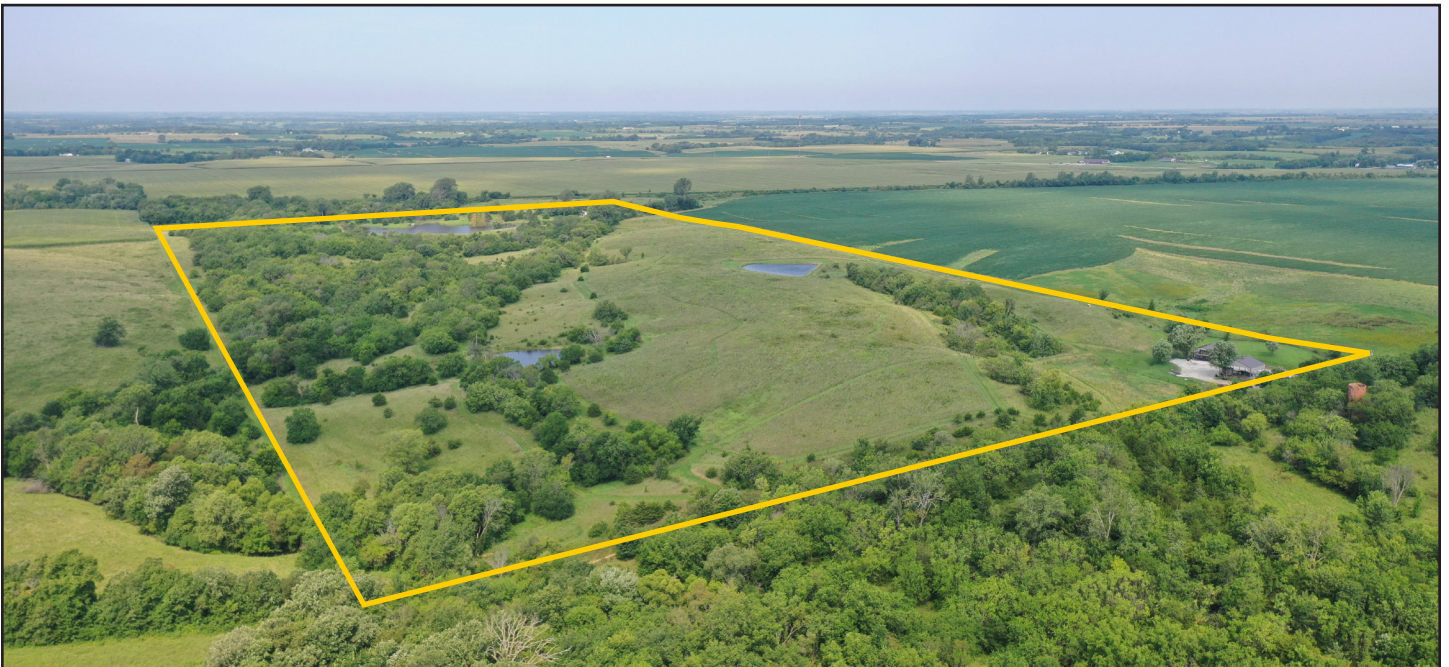
Overlooking Big Pond & Primitive Cabin



Southwest looking Northeast



Southeast looking Northwest



Prairie looking East



View of Big Pond



Bucks - Photo Captured 8/3/2025



Buck - Photo Captured 7/28/2025



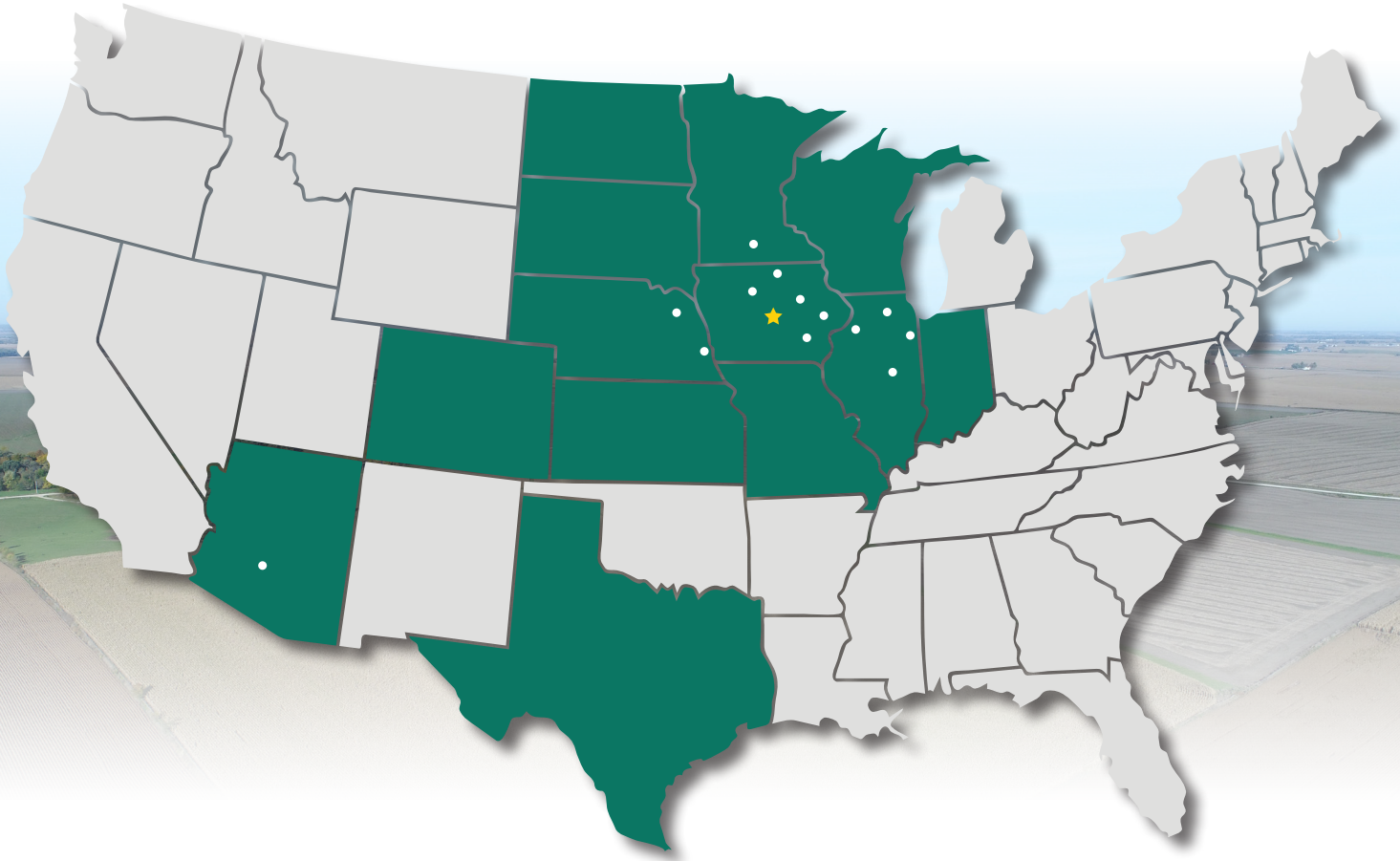
Buck - Photo Captured on 7/28/2025



Buck - Photo Captured on 8/3/2025



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