

Lucas County, IA 74 Acres of Land for Sale
0000 560th Street
Chariton, IA 50049

\$459,999
74± Acres
Lucas County



Lucas County, IA 74 Acres of Land for Sale

Chariton, IA / Lucas County

SUMMARY

Address

0000 560th Street

City, State Zip

Chariton, IA 50049

County

Lucas County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

41.128523 / -93.144563

Acreage

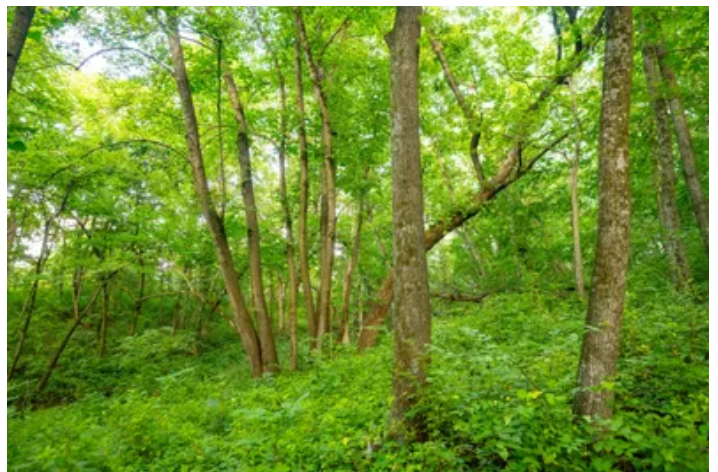
74

Price

\$459,999

Property Website

<https://landguys.com/property/lucas-county-ia-74-acres-of-land-for-sale-lucas-iowa/88354/>



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PROPERTY DESCRIPTION

Step onto this 74.2-acre hunting farm and you'll quickly see why it's considered a world-class whitetail property. With access from the north side, the layout is designed for success, giving you the ability to slip in and out with minimal disturbance. An immaculate trail system winds throughout the land, allowing you to easily reach every corner of the farm and all five established food plot locations. These plots are strategically placed in the heart of the property and have been surrounded with feathered edges, creating a seamless transition from cover to food that deer simply can't resist.

This farm has an incredible history of deer harvest success and sits in a highly sought-after neighborhood where large landowners are committed to quality deer management. Native grasses blanket the open areas and the south-facing slopes provide ideal bedding cover throughout the seasons. The CRP program not only generates approximately \$4,000 in annual income but is also enrolled in the butterfly and pollinator program, adding tremendous habitat diversity that benefits deer, turkey, and upland birds, which are frequently seen across the property.

As you make your way down toward Carruthers Creek, you'll find mature walnut trees lining the waterway, adding beauty and long-term value. The ridges above are filled with strong stands of white oaks, offering both a food source for wildlife and the potential for marketable timber. Much of the larger timber is already enrolled in the forest reserve program, preserving its beauty and habitat value for years to come.

Every detail of this farm has been carefully designed to maximize hunting opportunities and provide a truly turnkey experience. From the strategically planted food plots to the diverse habitat mix and expansive trail network, this property is ready for the upcoming season. Whether you're chasing trophy whitetails, enjoying the sights and sounds of upland birds, or appreciating the investment potential of the timber and CRP income, this farm delivers the full package.

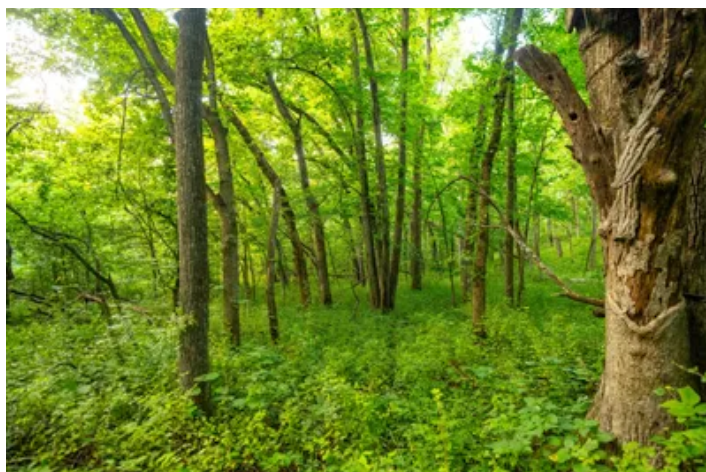
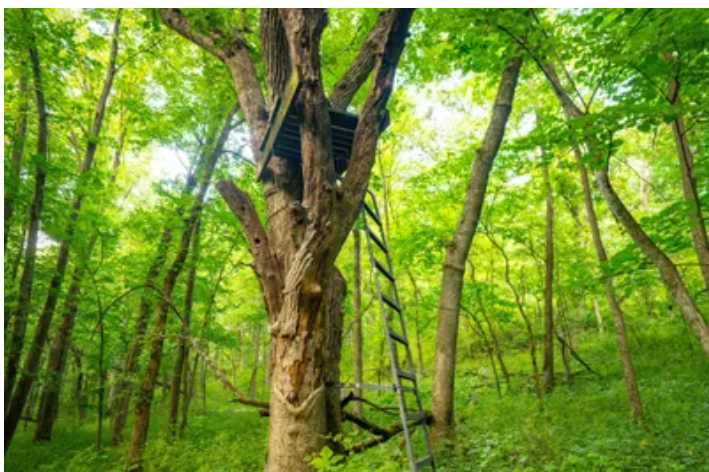
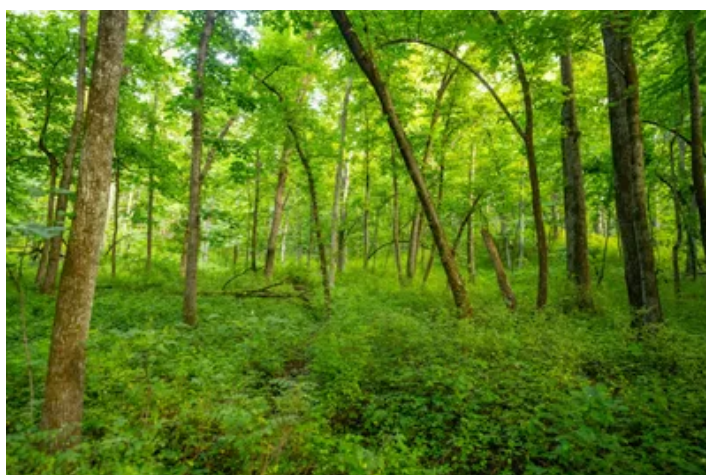
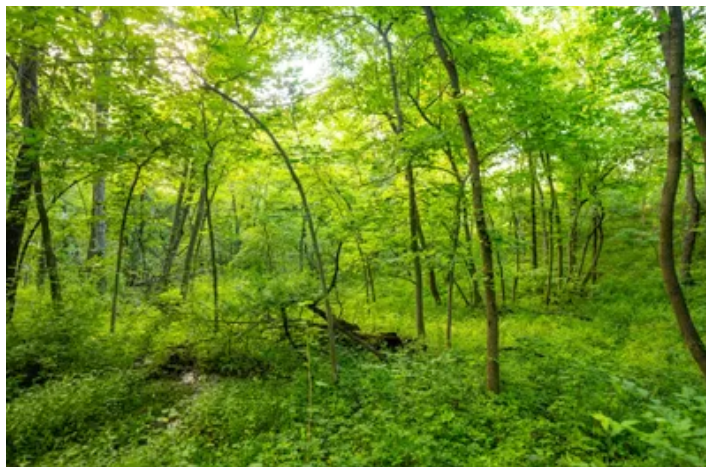
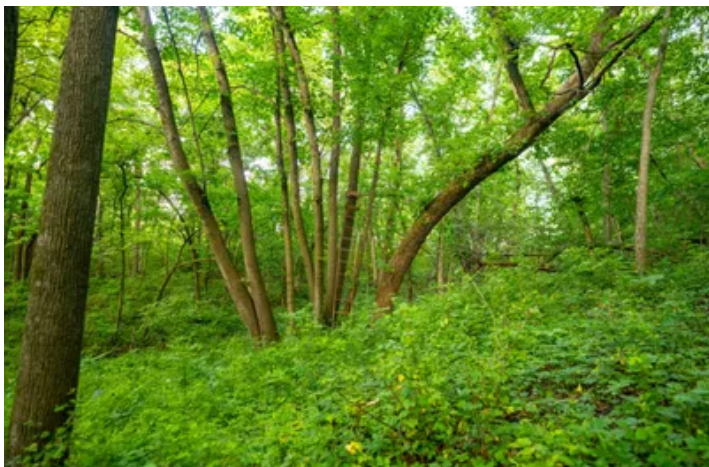
KEY FEATURES

- 74.2-acre world-class whitetail hunting property
- North side access for low-impact entry and exit
- Immaculate trail system reaching every acre of the farm
- Five established food plots with strong harvest history
- Strategically planted feathered edges around main food plots
- Located in a premier neighborhood of quality deer management
- Native grasses and south-facing slopes provide ideal bedding cover
- Approximately \$4,000 annual CRP income
- Enrolled in butterfly and pollinator program for diverse habitat
- Frequent sightings of upland birds across the property
- Mature walnut trees line Carruthers Creek
- Strong stand of white oaks on the ridges for food and timber value
- Significant marketable timber potential
- Large tracts of timber enrolled in the forest reserve program
- Turnkey hunting farm ready for this fall season

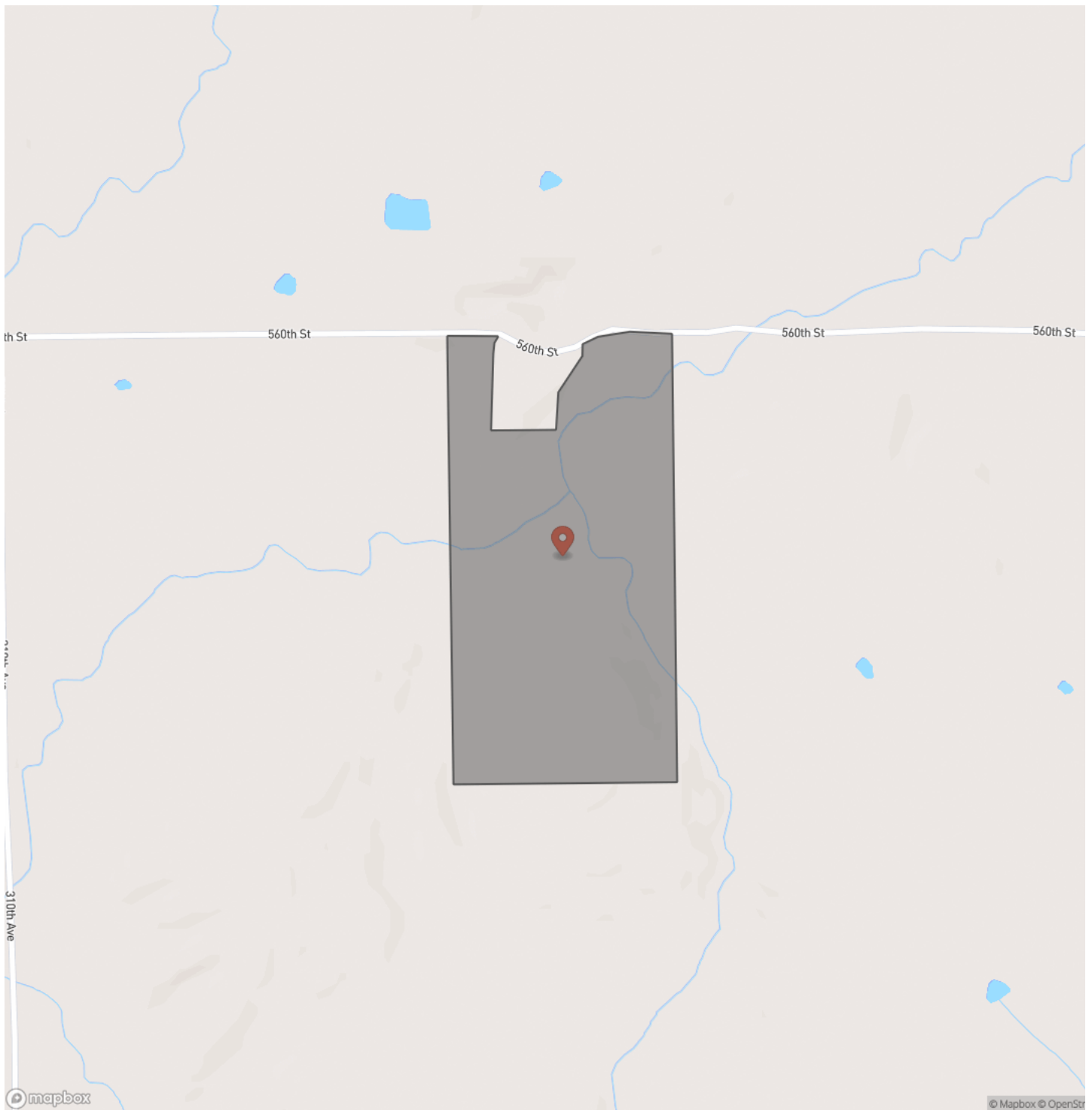
MORE INFO ONLINE:

www.landguys.com

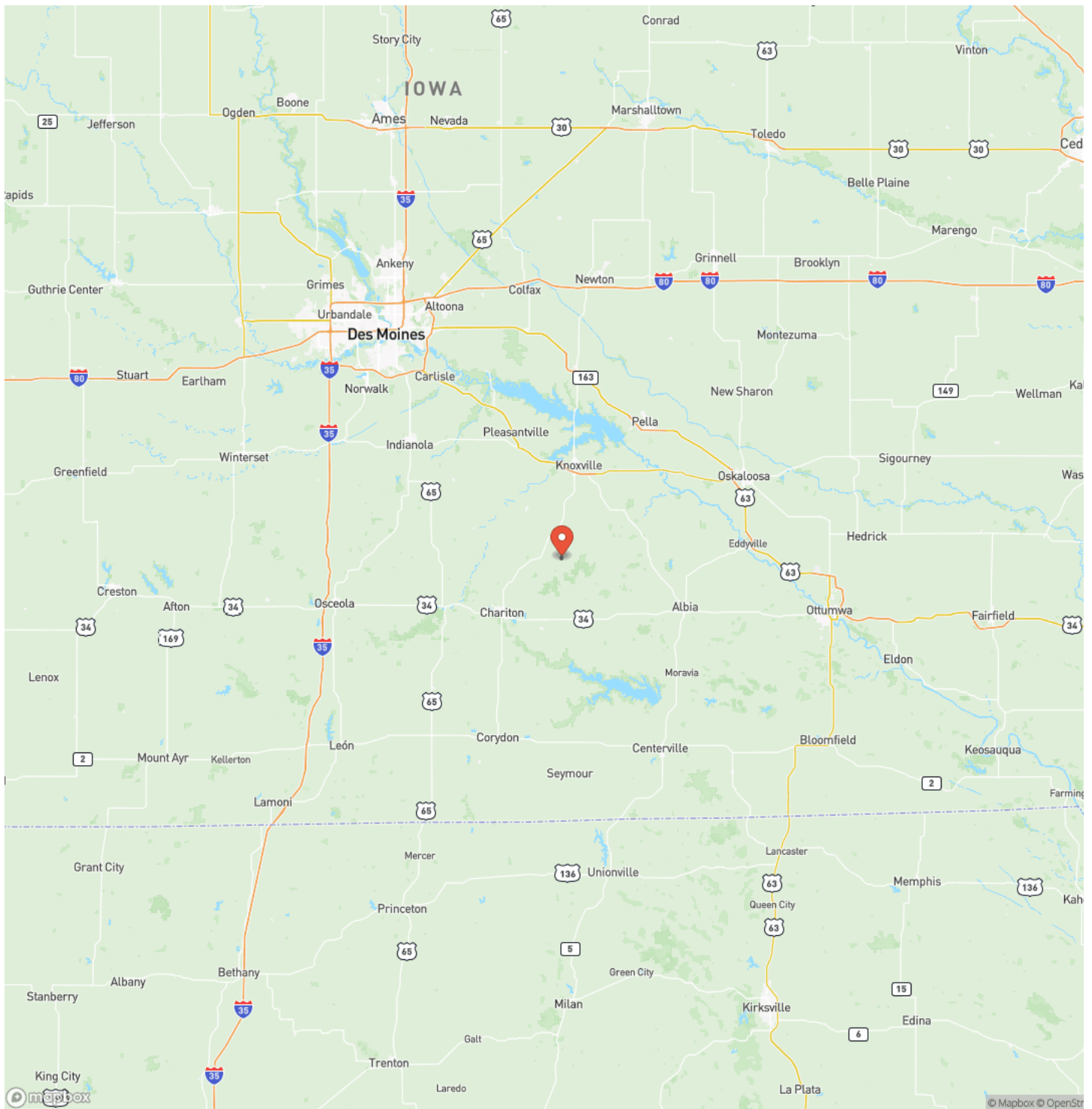
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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