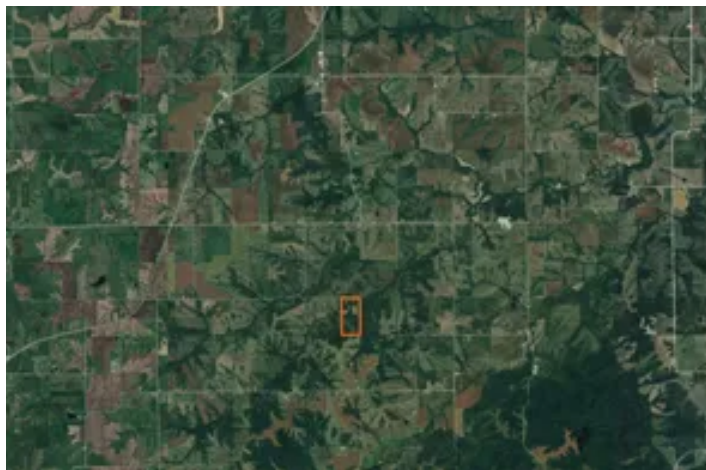
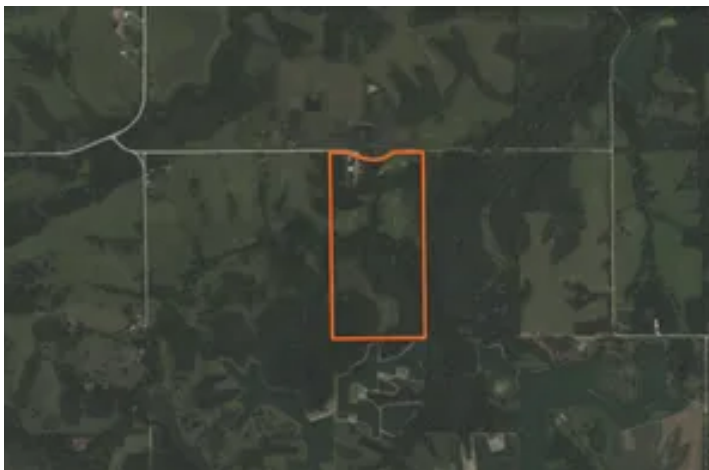


Lucas County, Iowa 80 Acres With Home For Sale
31602 560TH ST
Chariton, IA 50049

\$730,000
80± Acres
Lucas County



Lucas County, Iowa 80 Acres With Home For Sale Chariton, IA / Lucas County

SUMMARY

Address

31602 560TH ST

City, State Zip

Chariton, IA 50049

County

Lucas County

Type

Recreational Land, Residential Property, Hunting Land

Latitude / Longitude

41.128514 / -93.144564

Dwelling Square Feet

1900

Bedrooms / Bathrooms

3 / 2

Acreage

80

Price

\$730,000

Property Website

<https://landguys.com/property/lucas-county-iowa-80-acres-with-home-for-sale-lucas-iowa/87382/>



PROPERTY DESCRIPTION

If you're looking for a true turnkey hunting farm that checks every box, this is it.

Sitting on 79.2 acres of some of the best-managed land you'll find, this property is a rare opportunity to harvest a big mature buck this season — all the hard work has already been done. The previous owner took land management to an extreme level, and it shows in every square foot. Whether you're a serious hunter, someone looking to start a hobby farm or homestead, or both, this property offers the perfect mix of wildlife habitat, income, and infrastructure to make it happen.

At the heart of the property is a carefully managed mix of hardwood timber, cover, and food plots — six established food plot locations are spread across the farm, with excellent bedding and travel corridors between them. Carruthers Creek winds through the land, bringing with it not only beauty but rich bottom ground, scattered with mature walnut trees. On the east side, a hardwood ridge full of white oaks creates a natural hot spot for deer movement, especially in the fall. South-facing slopes in the southwest corner provide critical winter bedding, while the thick CRP fields wrap the plots like a protective buffer — all part of a well-established butterfly and pollinator program that brings in \$4,000 annually.

The trail system here is second to none — wide, clean, and navigable by UTV, giving you seamless access to every corner of the farm without disturbing bedding areas. With a long history of trail cam pictures, harvests, and encounters, this farm isn't just promising — it's proven. Whether it's big whitetails, gobbling spring turkeys, or flushing upland birds, you'll find action here season after season.

As for living quarters and infrastructure, the property is ready to go. The 3-bedroom, 2-bath manufactured home has been newly updated and includes window units, a propane furnace, water heater, and stove. It's clean, comfortable, and would make a great full-time residence or weekend basecamp. A 14x24 hunting cabin with a loft adds extra lodging — complete with window units, a wood stove, and solar power — ideal for guests or a group of hunting buddies. Need storage or a place to wrench on gear? The 40x36 shop with a concrete floor, electric, and loft space is built for it. There's more than enough space here for horses, chickens, or livestock — whether you're dreaming of fresh eggs, raising a few calves, or simply enjoying a self-sufficient lifestyle, this place has the room and setup to do it.

This is not just another piece of land — it's a thoughtfully developed hunting and homesteading haven that's ready for someone to step in and enjoy immediately. Properties with this level of care, habitat diversity, and hunting potential don't come around often.

KEY FEATURES:

- 79.2 Acres of prime hunting land for big whitetail, turkey, and upland birds
- Meticulously managed and cared for by previous owner
- 3 bedroom 2 bath newly updated manufactured home
- Carruthers Creek runs throughout the property
- Home includes window units, propane furnace, water heater, and stove
- 14x24 Hunting cabin with loft, window units, wood burning stove, and solar power
- 40x36 concrete floor shop with electric and loft for all of your equipment
- 6 different food plot locations and ample amount of cover for bedding
- Hardwood timber ridge full of white oak on the east side, walnut trees in creek bottom
- Highly maintained trail system through the whole farm
- South facing slopes in hardwood timber on southwest corner
- \$4,000 in CRP income, CRP is used as buffer around main food sources
- Proven deer history and high success rates
- CRP is planted and well-established in butterfly and pollinator program

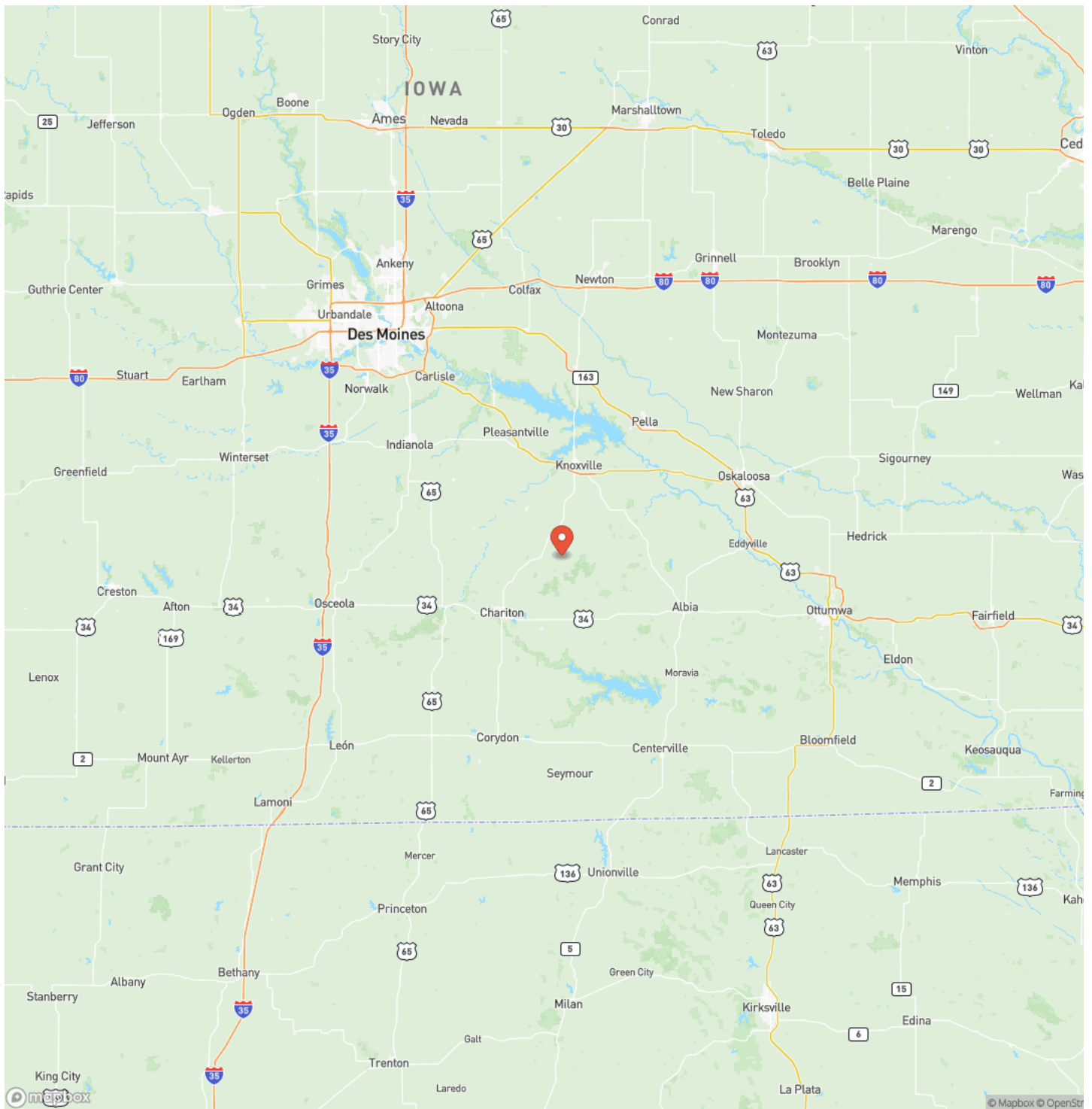
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Chariton, IA / Lucas County



Locator Map



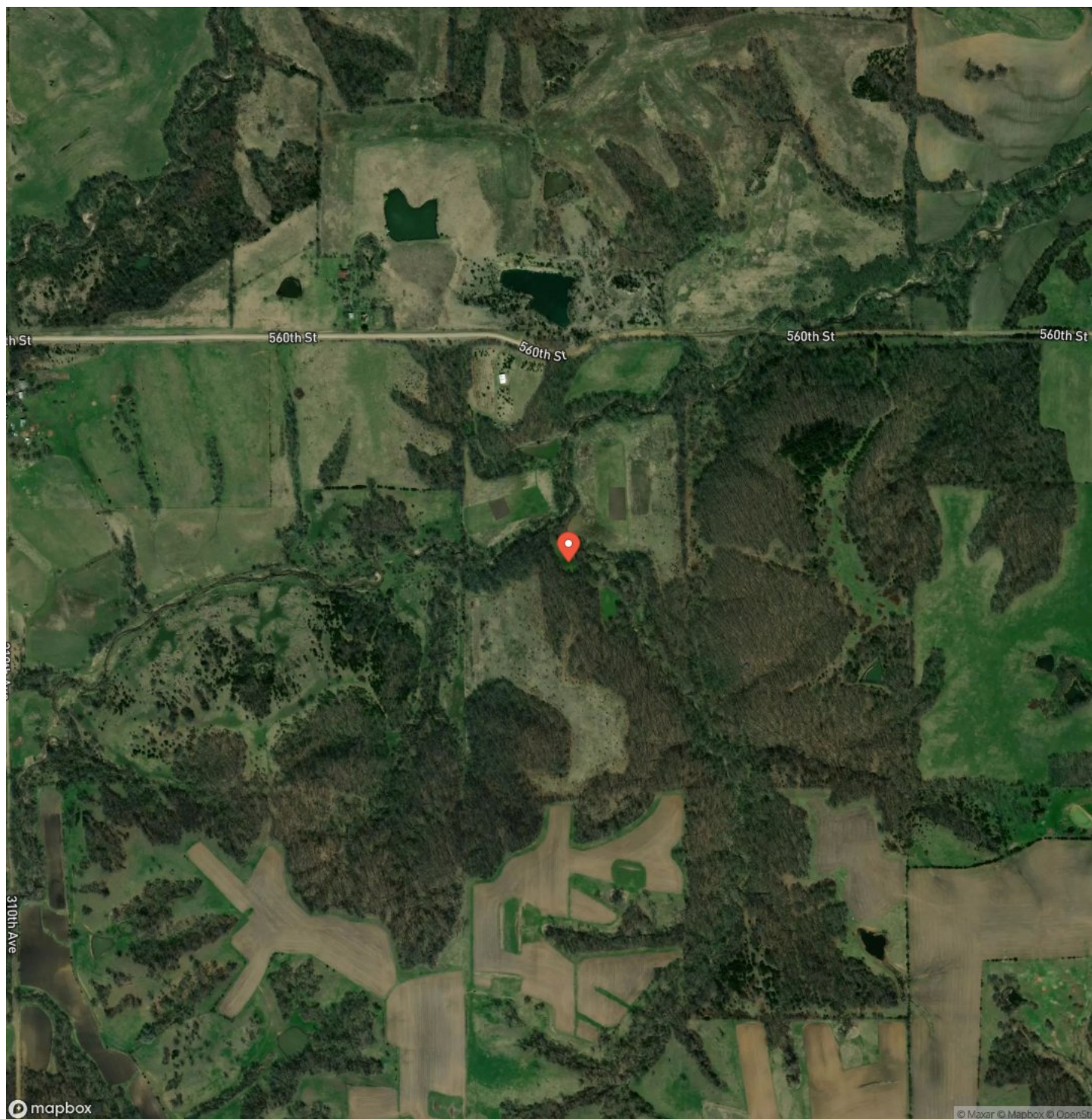
Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Lucas County, Iowa 80 Acres With Home For Sale Chariton, IA / Lucas County

LISTING REPRESENTATIVE

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NOTES

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