



LAND FOR SALE

Lucas County



FARM DESCRIPTION

PRICE: \$997,000

Escape the hustle and embrace the tranquility of country living with this breathtaking, approx. 18 +/- acre (additional land available) retreat just minutes from highway 14 and Chariton, Iowa, amenities. Tucked away in a private, scenic setting, this colonial square log home crafted by Heartstone Inc. Builder, offers the perfect blend of rustic charm and modern comfort. The structure improvements on the property are spectacular. A colonial wood/timber custom home spanning 3,070 finished SQFT showcases a 3-bedroom and 3 ½ bath layout. A custom kitchen with soapstone counter tops with great views of the yard and wildlife. Beautiful interior open wood concept with vaulted ceilings throughout the home.

The main floor offers a kitchen, sunroom, two living room areas with fireplaces, and a dining room. The second floor offers 3 bedrooms, with each room having its own full bathroom. Two porches that offer very peaceful and scenic views, it's common to have deer and turkey in the backyard on a daily basis. Enjoy energy-efficient living with a geothermal heating and cooling system. The home offers an attached three-car garage with loft storage. The basement was designed with 9-foot ceilings, presenting the new owner the opportunity to finish based on their vision. The expansive outbuilding provides ample room for your tractors, equipment, workshop, or hobbies, while the gently rolling landscape features mature trees, a pond, and room to roam. Walk out your front door and experience country living at its finest with privacy, wildlife breathtaking views. To schedule a showing, call Land Agents Nick Skinner at 515-650-0974 or Luke Skinner at 515-468-3610. Buyers must be qualified and will be asked to show proof of funds or a loan commitment letter.



NICK SKINNER | LAND AGENT
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LUKE SKINNER | LAND BROKER
Luke@IowaLandCompany.com
515-468-3610



AERIAL PHOTO

Lucas County

18
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$997,000

Location:

From Chariton, Iowa Go north on Hwy 14 for approximately 3.7 miles. Turn left or north on 235th Trail and continue for 2 miles Turn left or west on 537th Ln (This is considered private please do not drive past the gate). No Signs are located on the farm, per seller's request. All showings are by appointment only! Contact Nick Skinner at 515-650-0974.

Legal Description:

18.00 +/- deeded acres located in Lucas County, Iowa, Section 29 of English Township. Legal description will come from the deed.

Tax Information:

\$7,000-7,500 +/- Annually Estimated



PROPERTY DETAILS

Lucas County



Details

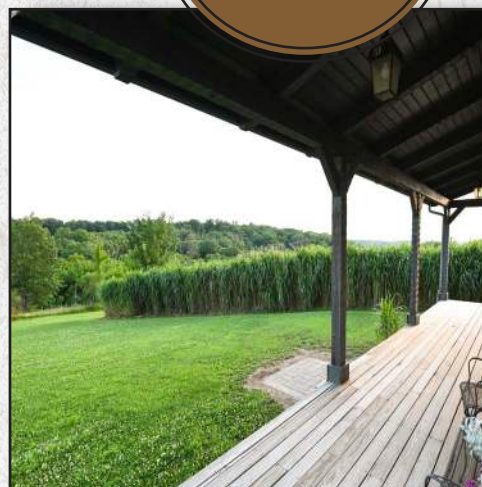
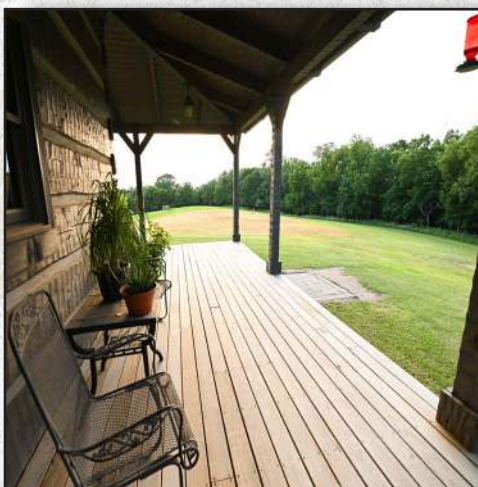
- 18 +/- Acres with pond and timber
- Additional land available if desired (ask agents for details)
- Built in 2013
- Heartstone Inc Builder (ask agent for floorplan information)
- 3,070 finished SQFT
- 3 bedrooms upstairs
- 3 full baths upstairs, ½ bath on the main floor, 1 full bath that is plumbed and can be finished downstairs
- Beautiful interior open wood concept with vaulted ceilings in some rooms
- The main floor offers kitchen, sunroom, living room, and dining room
- The second floor offers 3 bedrooms with each room having its own full bathroom
- Two porches, that offer very peaceful and scenic views
- Most of the appliances will stay talk to broker for details (See seller's disclosure)
- The basement was designed with 9 foot ceilings presenting the new owner the opportunity to finish based on their vision.
- The home is run entirely on electricity
- Geo Thermal system throughout
- Rural Water
- One foot in width, concrete foundation walls
- Elevator that will go to each floor
- Very private and secluded country living setting
- Unique setting where deer and turkey will be in the yard food plot daily
- Miscanthus grass screening for seclusion from the wildlife
- Built in 2013 50' x 100' Pole Building for storage with three overhead doors
- Oversized concrete pad around building and home for parking
- An ingress/egress easement will be in place so the owner can access the land to the west of the home. See maps or call agents for details.



HOME PHOTOS

Lucas County

18
ACRES +/-



NICK SKINNER | LAND AGENT
515-650-0974

Branded in Land

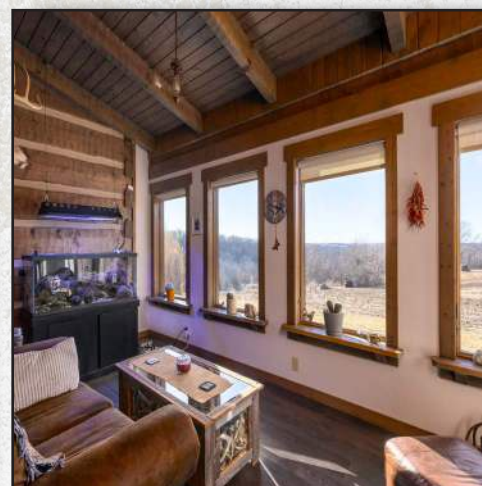
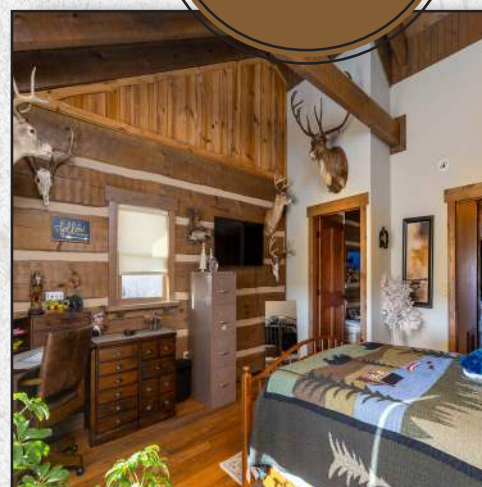
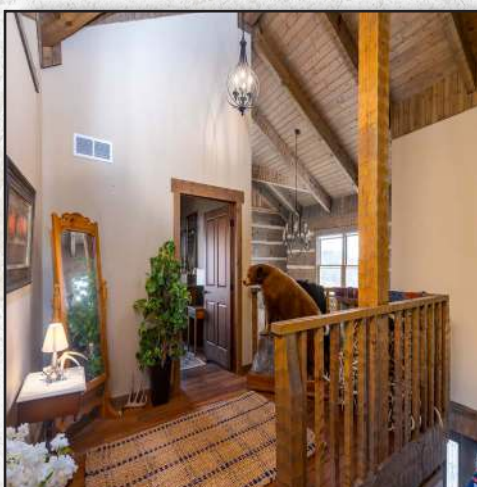
LUKE SKINNER | LAND BROKER
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ABOUT US

We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a serious deer hunter: prepare, manage the herd, do the hard work and when the time comes, enjoy a successful harvest. We're an Iowa focused real estate company and helping connect buyers and sellers of Iowa land are our specialty. As a team of native Iowans and hunters, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.



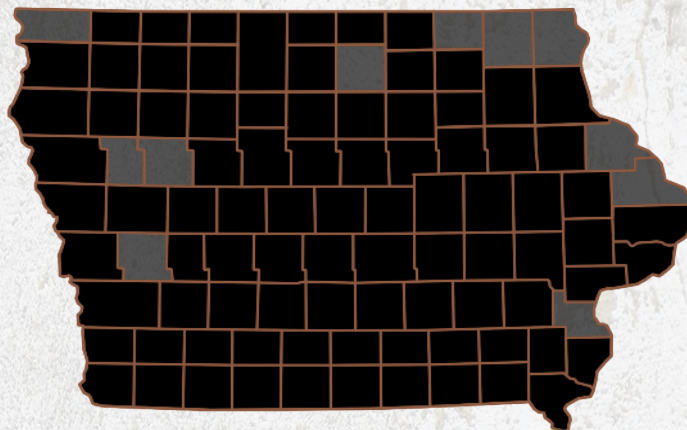
LAND LISTINGS



NATIONAL MARKETING



LAND AUCTIONS



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company

Nick and Luke are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Matt and Cody Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.

"Nick Skinner, of Iowa Land Company, recently sold my farm. At first, I thought it would be easy to generate a clear title, but there were several complications buried in the paperwork as we went through the process of updating the abstracts. Most of the issues dated back many years to transactions that had nothing to do with me. Nick worked through the process like a pro and took the property all the way to closing with no issues. Every property is different, I am sure, but this one had a lot of moving parts and Nick handled it like he had done this a few times – and I am sure that he has. You want someone like that when selling your land. You never know what will come up during the process. You need someone with patience and experience to get both buyer and seller through to the closing." **Bill Winke**



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