

Stony Creek Farm
56856 150th Ave
Lucas, IA 50139

\$1,390,000
190± Acres
Lucas County



Stony Creek Farm
Lucas, IA / Lucas County

SUMMARY

Address

56856 150th Ave

City, State Zip

Lucas, IA 50139

County

Lucas County

Type

Farms, Hunting Land, Single Family, Recreational Land, Residential Property, Timberland

Latitude / Longitude

41.142152 / -93.454014

Dwelling Square Feet

2500

Bedrooms / Bathrooms

2 / 1.5

Acreage

190

Price

\$1,390,000

Property Website

<https://arrowheadlandcompany.com/property/stony-creek-farm-lucas-iowa/66811/>



Stony Creek Farm
Lucas, IA / Lucas County

PROPERTY DESCRIPTION

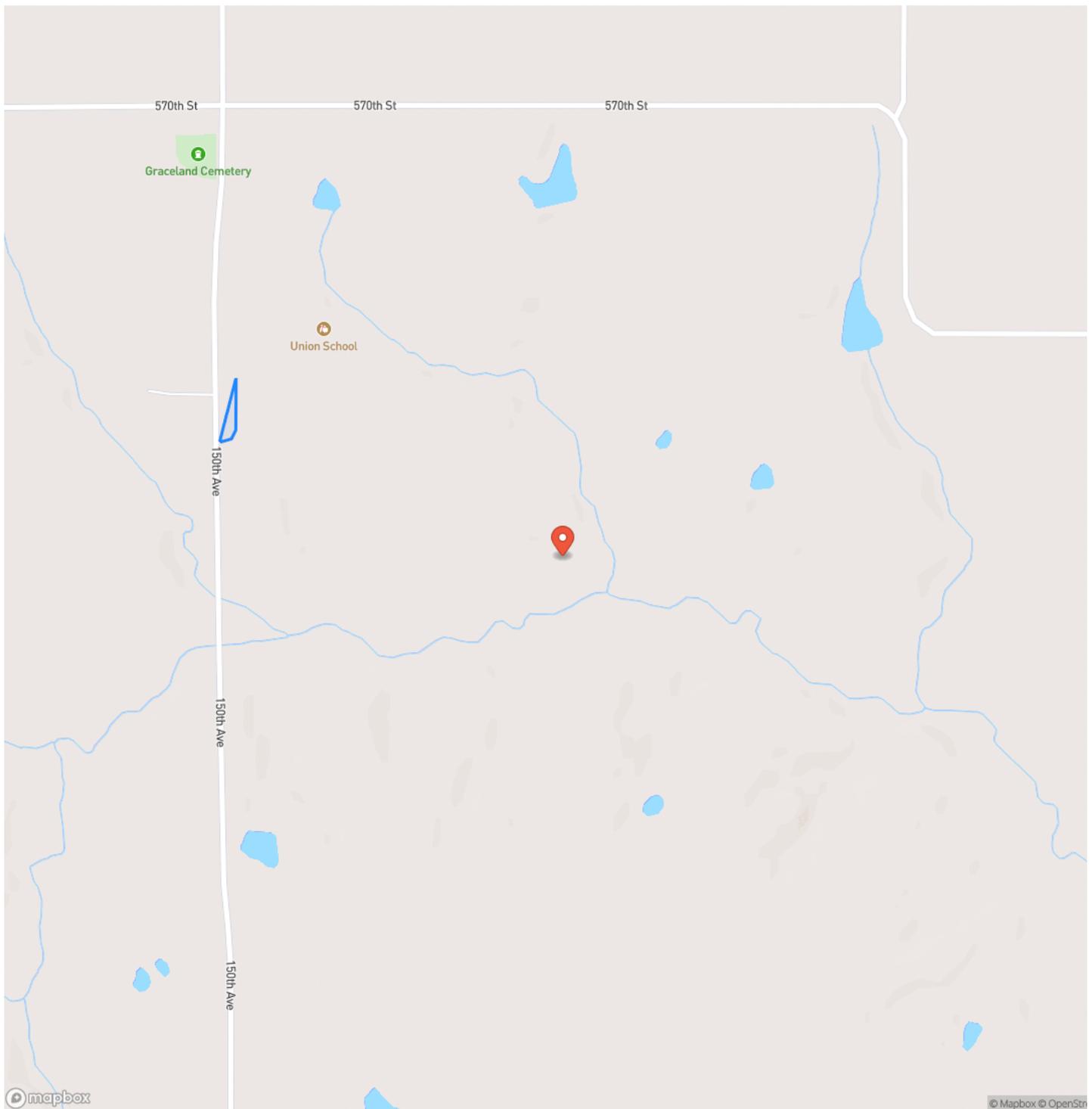
Take a look at one of the best hunting farms hitting the market in Lucas County, Iowa! Stony Creek Farm, a 190 +/- acre property located in South Central Iowa, has a rich history of producing giant whitetails and turkeys! In 2021, a 212" whitetail was harvested from one of the food plots. The layout of this farm is as good as it gets. The hardwood ridge running along the southern boundary is ideal for big-buck bedding, with Stony Creek flowing just below. Tucked along the creek and in close proximity to the bedding area are 9 +/- acres of food plots, offering unimpeded access for mature whitetails and promoting daylight movement. These food plots can be accessed from the north, allowing hunters easy in-and-out access to their setups. Each food plot features at least one of the six hard-sided blinds on this property, including Redneck Game Changer, Muddy Penthouse, and Hawk Office blinds, which sit on elevated towers for efficient and comfortable setups. After the hunt, unwind in the newly built, two-bedroom, 1.5-bath lodge on the northwest corner of the property. Its location ensures minimal impact on the hunting grounds. This new construction not only provides comfortable living with over 1,300 square feet of space but also includes an almost 1,200-square-foot heated and cooled garage. The garage has a fully concreted floor and upgraded heavy-duty roll-up doors, providing extra space for guests or equipment storage. Outside, a large concrete slab offers a comfortable, clean surface beneath the two spacious lean-to areas on each side of the garage—ideal for equipment storage or as a sheltered spot to relax and enjoy the lodge's surroundings. Stony Creek Farm also offers substantial income potential, with 19 +/- tillable acres currently in production, 13 +/- acres of hay, and a healthy crop of walnut trees. This farm is fully set up and ready for you to experience all that Iowa hunting has to offer! In the fall, the landscape is highlighted by vibrant colors along the south ridge, and whitetail bucks actively cruise Stony Creek. In the spring, watch the farm wake up as newly planted crops and hay fields become a habitat for strutting turkeys. The farm's past history and recent trail cam pictures showcase the high-quality wildlife on this property, including mature deer and promising younger bucks destined for the record books. Don't miss this amazing opportunity to own a premier hunting farm in South Central Iowa! The farm is conveniently located 9.5 +/- miles from Lucas, 24 +/- miles from Osceola, and 38 +/- miles from Des Moines. All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Steve Noble at [\(641\) 799-9012](tel:6417999012).



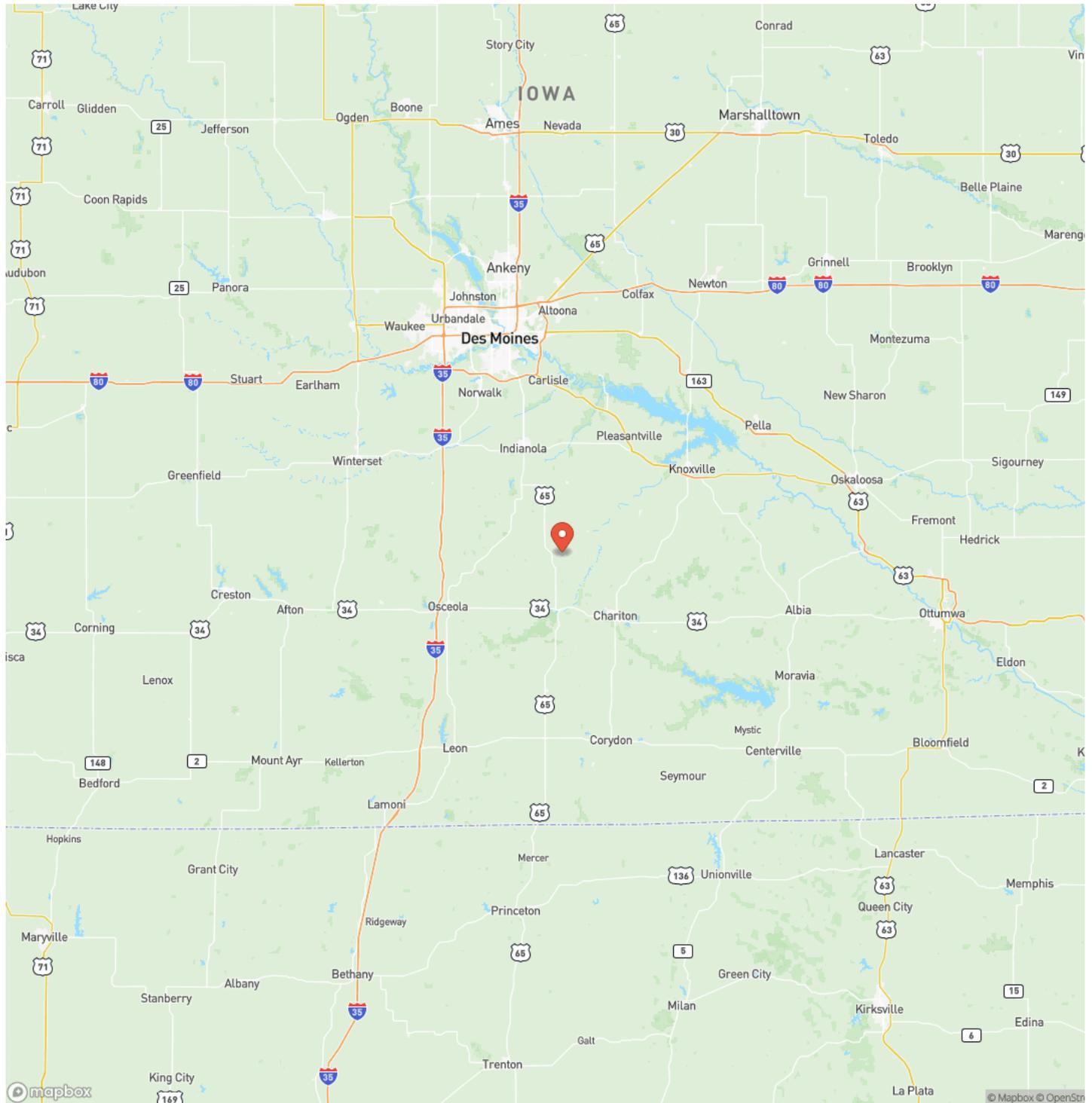
Stony Creek Farm
Lucas, IA / Lucas County



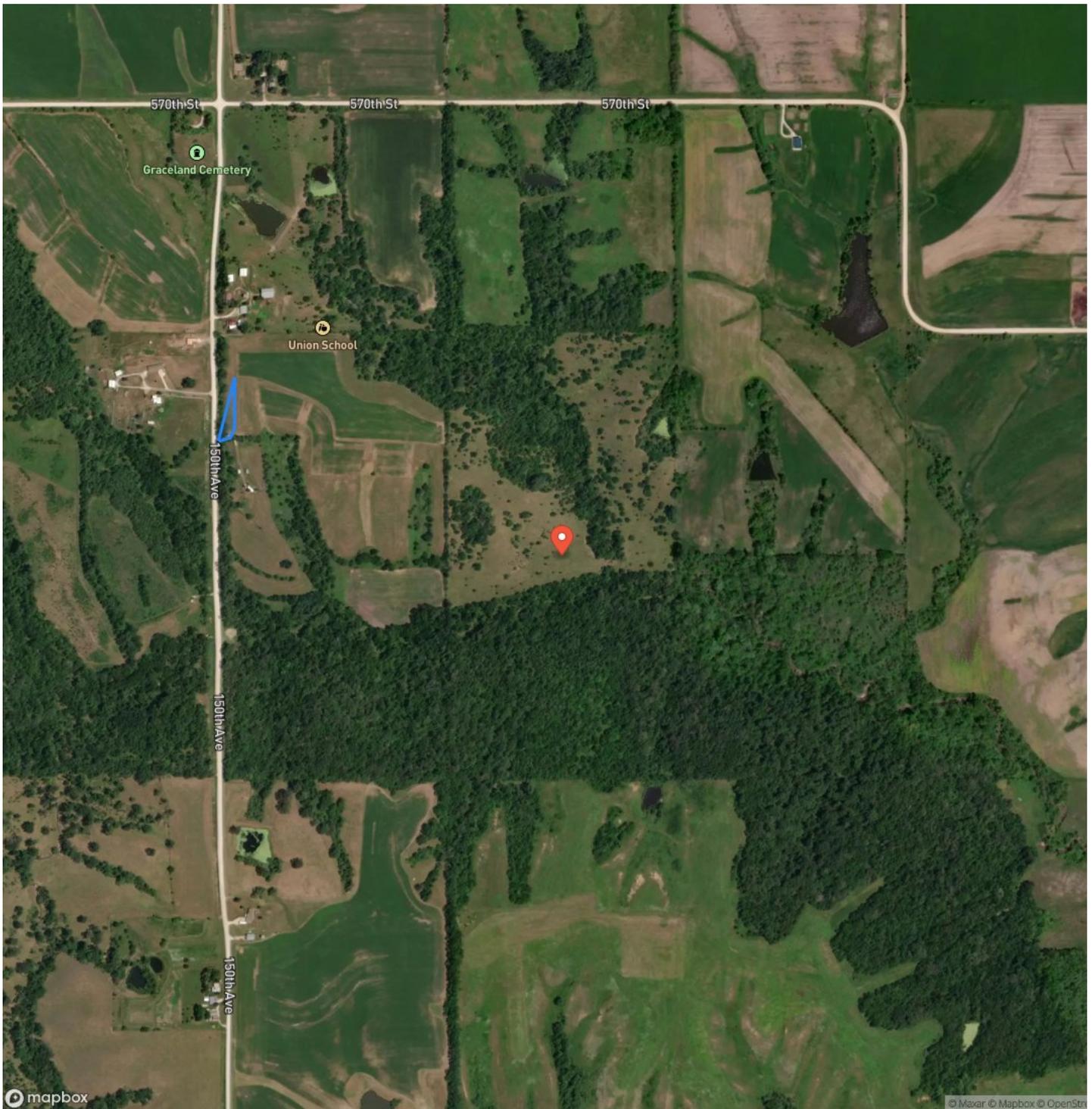
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

