



KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.
Chariton IA 50049
Phone: (641) 774-8676
Fax: (641) 774-0684
Website: www.kentfarmmgmt.net

Listing: #20171597
Location of Farm: Northwest edge of Chariton
Price: \$141,054.50
Price per Acre: \$3,950.00
Type of Farm: Development
County-State: Lucas, Iowa
Acres: 35.71
Terms: Cash
Taxes Payable In: 2017-2018
Net Taxes: \$418.00

Usage of Acres

Tillable: 31.63
CRP: N/A
Farmstead: N/A
Roads: N/A
Ponds & Timber: 4.08
Total Acres: 35.71
FSA Records:
Farm Number: 4976 - Tract 6918
Farmland:
Cropland: 31.63
Buildings: None

Water: City of Chariton
Septic: City of Chariton
Owner of LP Tank: N/A
Lease on Farm: Open
Type of Lease:
Farm Operator: Owners



Agent: Dan E. Kent
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-774-8676 or 641-203-1830
Email: dan@kentfarmmgmt.net
Owners: Michael and Kellee Curran Trust

Remarks: If you are seeking a highly desirable tract of land on which to build or to develop, this is it! Front portion of farm has been surveyed and platted. Beautiful location for a nice pond as well. This one has it all -- close to schools, city swimming pool, and other recreational opportunities. Truly an exceptional opportunity!

Presently used for hay production.

NOTICE: The Iowa DNR has informed us that bobcats, mountain lions, rattlesnakes, wolves and bears are now in Iowa. As you review Iowa farmland, you should be aware of their presence.

Information is not warranted and subject to change without notice.