



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.kentfarmgmt.net

Listing: #2415
Location of Farm: 1 1/2 miles NW of Lucas, Iowa
Price: \$1,727,200.00
Price per Acre: \$3,434.44
Type of Farm: Sportsman
County-State: Lucas, Iowa
Acres: 502.76 approx.
Terms: Cash
Taxes Payable In: 2017-2018*
Net Taxes: \$4,390.00

Usage of Acres

Tillable: 29.74
CRP: 221.0
Farmstead: N/A
Roads: 4.34 approx. acres
Ponds & Timber: 247.68
Total Acres: 502.76
FSA Records:
Farm Number: 4604
Farmland: 494.71
Cropland: 316.23
Buildings: None

Water: Rural Water at road, 2 ponds
Septic: N/A
Owner of LP Tank: N/A
Lease on Farm: Yes
Type of Lease: Cash Rent
Farm Operator: Dan E. Kent -
Pasture & hay
lease



Agent: Dan E. Kent
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-774-8676 or 641-203-1830
Email: dan@kentfarmgmt.net
Owners: Ronald G. Boyd & Victoria L. Boyd Trusts

Remarks: Very nice Sportsman's farm with ample cover where deer and turkey abound! There are two CRP contracts on this farm and both expire 9/30/2018. Nice ridge on the large tract which could be put back into crop and alfalfa production -- which only enhances the availability of ample feed for the resident whitetails and gobblers! Two very nice ponds -- one being approx. 10 acres in size. This one is priced to move and it certainly merits your review and consideration!

Note: Victoria L. Boyd is the sister to Broker, Dan E. Kent.

*There are 498.42 taxable acres in this farm.

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.