



# KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.  
Chariton IA 50049  
Phone: (641) 774-8676  
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**Listing:** #20171592  
**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.

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**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.