



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: #5623129
Location of Farm: 12 mile NE of Chariton
Price: \$1,376,550.00
Price per Acre: \$3,450.00
Type of Farm: Sportsman, Grain, Pasture
County-State: Lucas-Iowa
Acres: 399.0
Terms: Cash
Taxes Payable In: 2019-2020
Net Taxes: \$4,212.00
Usage of Acres
Tillable: 108.04 (in row crop)
CRP: None
Buildings: 1.0
Roads: 4.2
Timber/Pasture/Pond: 285.76
Total Acres: 399.0
FSA Records:
Farm Number: 3777
Farmland: 393.51
Cropland: 141.24
Buildings: Machine shed with lean to & 3 grain bins
Water: Rural Water close by
Septic: N/A
Owner of LP Tank:
Lease on Farm: Three leases
Type of Lease: Cash rent
Farm Operator: 3 operators



Agent: Dan E. Kent
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-203-1830
Email: dan@kentfarmgmt.net
Owners: David & Rose Marie Briggs

The three leases generate an annual total income of \$20,361.30. The owner also markets \$5,000.00 to \$6,000.00 in hay over 30-35 acres which are harvested.

Remarks: The 399 acre David and Rose Marie Briggs farm offers something for everyone!

To the Sportsman, it offers ample habitat for and inventory of whitetail deer and turkey. With ample timber, wooded waterways, and abundant crops and hay ground on this farm, the hunting is only enhanced by deer from adjacent farms which traverse to this farm for their daily nourishment.

To the Cattlemen and Farmer, it offers well improved pastures, ample water, and good fences along with productive ridge tops used for row crops. No doubt one of the best maintained farm units of this type which we have had an opportunity to market! It certainly merits your review and strong consideration!

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.