



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: #5634486
Location of Farm: 2 miles north of Lake Rathbun
Price: \$42,500.00
Price per Acre: \$
Type of Farm: Sportsman/Building site
County-State: Lucas-Iowa
Acres: 4.85
Terms: Cash or Conventional Financing
Taxes Payable In: 2019-2020
Net Taxes: \$30.00
Usage of Acres
Timber: 4.85
CRP:
Farmstead:
Roads:
Ponds:
Total Acres: 4.85
FSA Records:
Farm Number:
Farmland:
Cropland:
Buildings: None

Water: Rural Water available
Septic: None
Owner of LP Tank:
Lease on Farm:
Type of Lease:
Farm Operator:



Agent: Alan Umbenhower
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-203-0720
Email: alan@kentfarmgmt.net
Owners: Jay L. Smith

Remarks: Hard to find plot of timber close to Lake Rathbun. Awesome hunting potential that backs up to the state public ground. Also could make a beautiful lake home building site. Lake ramp is less than a mile away. Owner did find some bones while working on a small pond, had them checked out and appear to be just animal bones. Owner has documents for Buyers review if wanted.

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.