



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: #5644634
Location of Farm: 7 miles north of Chariton
Price: \$420,000.00
Price per Acre: \$4,263.96
Type of Farm: Combination
County-State: Lucas—Iowa
Acres: 98.5 taxable
Terms: Cash or Conventional Financing
Taxes Payable In: 2019-2020
Net Taxes: \$3,270.00
Usage of Acres
Tillable: 52.35
CRP:
Farmstead: 4.0
Pasture & Timber: 42.15
Ponds & Other:
Total Acres: 98.5
FSA Records:
Farm Number: 538
Farmland:
Cropland:
Buildings: Metal 30'x38' shop/machine shed

Water: Rural
Septic: Yes
Owner of LP Tank:
Lease on Farm: Yes
Type of Lease: 2/3-1/3 Row crop/Hay
Farm Operator: Kevin White



Agent: Alan Umbenhower
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-203-0720
Email: alan@kentfarmmgmt.net
Owners: Charles G. Hixson Estate

Remarks: A nice combination farm that has a little bit of everything. Lovely home, heated shop/machine shed, old barn, some row crop, hay/pasture, and timber for hunting!

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.