



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: #5678123
Location of Farm: 7.5 miles ESE from Chariton
Price: \$359,500.00
Price per Acre: \$3,595.00
Type of Farm: Sportsman/Grain
County-State: Lucas-Iowa
Acres: 100
Terms: Cash
Taxes Payable In: 2020-2021
Net Taxes: \$1,516.00
Usage of Acres
Tillable: 64.4
CRP: 0
Farmstead: 0
Roads: .5
Ponds & Timber: 35.1
Total Acres: 100.0
FSA Records:
Farm Number: 401
Farmland: 103.0
Cropland: 64.4
Buildings: None

Water: Rathbun Water--on road
Septic: None
Owner of LP Tank: None
Lease on Farm: Yes
Type of Lease: Cash Rent--Leased for 2021
Farm Operator: Keith Dachenbach



Agent: Dan E. Kent
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-774-8676 or Cell 641-203-1830
Email: dan@kentfarmgmt.net
Owners: The May Family Revocable Living Trust,
 UTD April 27, 2005

Remarks: Beautiful, affordable sportsman's farm with INCOME! Located in a heavy grain production area, this tract is home to a nice population of whitetail deer and wild turkeys. Its location is ideal with access from the southeast corner of the farm. Walk right in and be down wind from the trophy buck you are seeking! This one merits your review!

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.