



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: #2335
Location of Farm: North side of Chariton
Price: \$208,183.50
Price per Acre: \$3,500.00
Type of Farm: Development/Combination
County-State: Lucas, Iowa
Acres: 59.481
Terms: Cash
Taxes Payable In: 2015-2016
Net Taxes: \$84.00
Usage of Acres
Tillable: 30.1
CRP: 30.1
Farmstead: None
Roads: None
Ponds & Other: 29.381
Total Acres: 59.481
FSA Records:
Farm Number: Tract #5093
Farmland: 42.0
Cropland: 30.1
Buildings: None

Water: City water close by
Septic: N/A
Owner of LP Tank: N/A
Lease on Farm: None
Type of Lease: None
Farm Operator: Kevin & Debra Kent



Agent: Dan E. Kent
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-774-8676 or 641-203-1830
Email: dan@kentfarmmgmt.net
Owners: Kevin & Debra Kent

Remarks: Very unique property with cropland, timber with wildlife, and beautiful building sites overlooking a large pond. This one has great development potential yet is priced as agricultural land!

Kevin Kent is a brother to Broker, Dan E. Kent.

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.