



# KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.  
Chariton IA 50049  
Phone: (641) 774-8676  
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Website: www.kentfarmmgmt.net

**Listing:** #20171720  
**Location of Farm:** North side of Chariton  
**Price:** \$326,561.75  
**Price per Acre:** \$4,495.00  
**Type of Farm:** Development  
**County-State:** Lucas-Iowa  
**Acres:** 72.65  
**Terms:** Cash  
**Taxes Payable In:** 2017-2018  
**Net Taxes:** \$410.00  
Usage of Acres  
**Tillable:** 0  
**CRP:** 0  
**Farmstead:** 0  
**Roads:** 0  
**Ponds & Other:** 72.65  
**Total Acres:** 72.65  
**FSA Records:**  
**Farm Number:**  
**Farmland:**  
**Cropland:**  
**Buildings:**  
  
**Water:** Two rural water pits on property  
**Septic:** N/A  
**Owner of LP Tank:** N/A  
**Lease on Farm:** None  
**Type of Lease:**  
**Farm Operator:** Owners



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

**Remarks:** The owners are licensed Real Estate Brokers who initially purchased this property as a location for their personal residence. Later they elected to build on a different tract which lies adjacent to their farming operation.

This property has some of the most scenic areas on which to build which can be found in Lucas County.

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**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.