

K 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: #6316018
Location of Farm: 1 mile W of Lucas, Iowa
Price: \$889,800.00
Price per Acre: \$4,195.00
Type of Farm: Wetland Easement Farm
County-State: Lucas-Iowa
Acres: 212.11
Terms: Cash
Taxes Payable In: 2023-2024
Net Taxes: **\$4,014.00—estimated

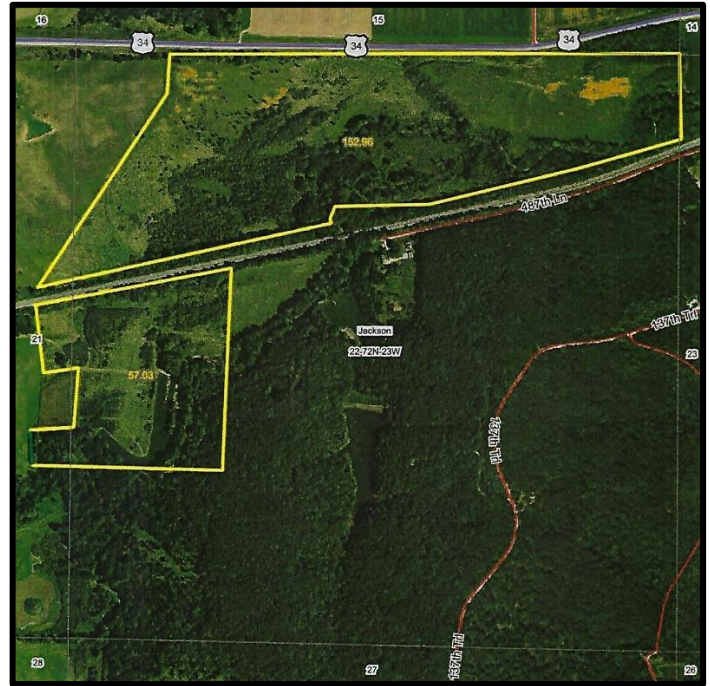
Usage of Acres

Tillable:	N/A
CRP:	N/A
Farmstead:	N/A
Roads:	N/A
Ponds, Timber, Other:	212.11
Total Acres:	212.11

FSA Records:

Farm Number:	A portion of Farm #2483
Farmland:	N/A
Cropland:	N/A
Buildings:	None

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



Agent: Dan E. Kent
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-774-8676 or cell 641-203-1830
Email: dan@kentfarmmgmt.net
Owner: Earl D. Wood Farm Trust dated September 24, 1987

A copy of the Warranty Easement Deed which outlines the responsibilities of the owner is available and can be forwarded upon request.

Remarks: The entire acreage being offered for sale is enrolled in the WEP (Wetland Easement Program). Most of the rights to the property have been conveyed to the US Government with the landowner reserving the right to hunt, quiet enjoyment, and to care for the property. The owner is also responsible for paying the real estate taxes on this farm. This farm borders beautiful Stephen's state Forest which is a rather undeveloped forest when compared to most. Trophy whitetail buck and turkey are abundant throughout this area and the rather poor accessibility off the main road of the Stephen's State Forest makes this tract even more desirable. This one merits your serious consideration.

Note: This farm is bisected by a railroad. Both parcels will sell together as one unit.

**Real Estate taxes will have to be adjusted by Assessor after this portion of farm is separated from balance of Wood Farm.

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.