



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: #6318780
Location of Farm: 1 ½ Miles SE of Russell
Price: \$724,500.00
Price per Acre: \$11,500.00
Type of Farm: Grain
County-State: Lucas-Iowa
Acres: 63 approx.*
Terms: Cash or financing
Taxes Payable In: 2024-2025
Net Taxes: Approx. \$1,272.00
Usage of Acres
Tillable: 63 approx.
CRP:
Farmstead:
Roads:
Ponds & Timber:
Total Acres: 63 approx.
FSA Records: 5411
Farm Number:
Farmland:
Cropland:
Buildings:



Water: Rural Water available
Septic:
Owner of LP Tank:
Lease on Farm: Owner farms
Type of Lease:
Farm Operator: Rick Elmore

Agent: Alan Umbenhower
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-774-8676 or cell 641-203-0720
Email: alan@kentfarmgmt.net
Owner: Terry Jo Elmore

Remarks: Very high-quality piece of row crop land. No buildings. Only ½ mile off county pavement. Seller can be flexible on possession and possible access to liquid manure for the property.

*Tract to be surveyed by Seller. Final price will be price per acre times surveyed acreage (including road).

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.