



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: #2400
Location of Farm: 2 miles SW of Lucas, Iowa
Price: \$308,728.00
Price per Acre: \$2,590.00
Type of Farm: Sportsman's
County-State: Lucas - Iowa
Acres: 119.2
Terms: Cash or conventional financing
Taxes Payable In: 2016/2017
Net Taxes: \$518.00
Usage of Acres
Tillable:
CRP:
Timber/Open-land/Pond: 117.9
Roads: 1.3
Total Acres: 119.2
FSA Records:
Farm Number: 204 & 205
Water: Rathbun Water available
Lease on Farm: Open lease



Agent: Alan Umbenhower & Dan E. Kent
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-203-0720 or 641-203-1830
Email: kentfarmmgmt_au@iowatelecom.net
Owners: Patterson Trust and Rebecca Allen/
Jared Patterson

Remarks: This Sportsman's farm has a lot to offer located adjacent to Stephan's State Forest. It has 2 nice building sites ideal for year round or temporary living. Some nice open areas ideal for food plots but most of the farm is in timber. Have your own hunting land for this Fall!

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.