



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: #2392
Location of Farm: 12 miles NW of Chariton
Price: \$111,800.00
Price per Acre: \$2,795.00
Type of Farm: Sportsman/Pasture
County-State: Lucas-Iowa
Acres: 40
Terms: Cash
Taxes Payable In: 2015-2016
Net Taxes: \$286.00
Usage of Acres
Tillable: 15.88
CRP: N/A
Farmstead: N/A
Roads: 1.0
Ponds & Timber: 23.12
Total Acres: 40
FSA Records:
Farm Number: 4185
Farmland: 37.45
Cropland: 15.88
Buildings: None

Water: Rural water-about 1/4 mile away
Septic: N/A
Owner of LP Tank: N/A
Lease on Farm: Yes
Type of Lease:
Farm Operator: Duane Steenhoek



Agent: Dan E. Kent
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-774-8676 or 641-203-1830
Email: kentfarmmgmt@iowatelecom.net
Owners: Gregory A. & Kristi Lynn Chandler

Remarks: Nice Sportsman's/Pasture farm with all types of potential. Lots of timber around this 40 acre parcel. Put in a few food plots and enjoy some of the best whitetail deer hunting around!

Fences: Right-hand rule on fences pertains on this property except on the north boundary fence. Owners are responsible for left-hand side of fence on that boundary.

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.