



# 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:** #2397  
**Location of Farm:** 3 1/2 miles East of Seymour, IA.  
**Price:** \$2,501,285.00  
**Price per Acre:** \$3,795.00  
**Type of Farm:** Combination  
**County-State:** Appanoose - Iowa  
**Acres:** 659.1  
**Terms:** Cash  
**Taxes Payable In:** 2015-2016  
**Net Taxes:** \$6,502.00

**Usage of Acres**

**Tillable:** 523.96 - crops, hay, pasture  
**CRP:** N/A  
**Farmstead:** Approximately 3.5  
**Roads:** 16.0  
**Ponds, Waterways & Timber:** 115.64  
**Total Acres:** 659.1  
**FSA Records:**  
**Farm Number:** 4851  
**Farmland:** 645.56  
**Cropland:** 523.96  
**Buildings:** Yes

**Water:** Rural in house, 2 active wells, 6 ponds  
**Septic:** Yes, needs updating  
**Owner of LP Tank:** 2 tanks - Farm Owns  
**Lease on Farm:** Yes  
**Type of Lease:** 50-50 Crop/livestock  
**Farm Operator:** Duane & Jane DeVore



**Agent:** Dan E. Kent  
**To Show:** Kent Farm Mgmt & Real Estate  
**Phone:** 641-774-8676 or cell 641-203-1830  
**Email:** kentfarmmgmt@iowatelecom.net  
**Owners:** John L. Sawyers Trust, John B. Imboden, Jr. & Connie E. Imboden

**Remarks:** Outstanding, reputation combination farm that has been very well maintained and is in excellent condition. An excellent opportunity to buy one of the best grain/cow calf farms in Southern Iowa. The DeVores have resided on the farm for 40 years and their special attention to detail is very obvious when one reviews this farm.

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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.