



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: #2387
Location of Farm: 1 1/2 miles South of Chariton
Price: \$464,950.00
Price per Acre: \$3,444.10
Type of Farm: Grain/Sportsman
County-State: Lucas - Iowa
Acres: 135
Terms: Cash
Taxes Payable In: 2014-2015
Net Taxes: \$1,362.00
Usage of Acres
Tillable: Ap. 89.0
CRP: N/A
Farmstead: N/A
Roads: 0
Ponds & Timber: 46.08
Total Acres: 135.08
FSA Records:
Farm Number: 439
Farmland: 132.7
Cropland: 89.66
Buildings: Older barn
Water: Rathbun Rural Wtr & 1 pond
Lease on Farm: Yes
Type of Lease: 50-50 crop share lease
Farm Operator: Dan Reynolds



Agent: Dan E. Kent
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-774-8676 or cell 641-203-1830
Email: kentfarmmgmt@iowatelecom.net
Owner: Mary Bingaman Estate

Remarks: Beautiful, well maintained farm with privacy, good cropland, and abundant hunting opportunities! This farm borders a wildlife greenbelt on 2 sides and is just off the Chariton River. Only 1 1/2 miles to Chariton and still one of the most private settings we've observed!

Note: Mr. Dean Jones, a long-time partner of Mary Bingaman, will be deeded the dwelling, both garages and yard area. Mr. Jones occupancy of the acreage is a real asset to the farm.

Lease: Farm is leased for 2015 to Dan Reynolds under a 50-50 crop share lease. Buyer/Buyers will assume lease for 2015 and reimburse Seller for any crop expenses which have been incurred by Seller prior to closing.

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.