



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: #2368
Location of Farm: 13 miles North of Chariton
Price: \$77,600.00
Price per Acre: \$2,369/acre
Type of Farm: Grass/Sportsman's
County-State: Lucas-Iowa
Acres: 32.75(32.005 taxable acres)
Terms: Cash
Taxes Payable In: 2013-2014
Net Taxes: \$208.00/year
Usage of Acres
Tillable: 0
Pasture: 31
Farmstead:
Roads: .75
Ponds: 1.0
Total Acres: 32.75
Buildings: None

Water: Pond/Rural water adjacent
Lease on Farm: None
Type of Lease: N/A
Farm Operator: Owner



Agent: John Hamilton
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-774-8676 or cell 641-203-0572
Email: jchamilton@mchsi.com
Owner: Earnest E. Roush

REMARKS:

Nice, small tract which is ideal for the Sportsman, cattleman, or someone looking for a nice place to build. A very versatile property, indeed!

There is no soil map attached to this prospectus as the soils are best suited for forage production. All soils are HEL(Highly Erodible).

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.