



KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

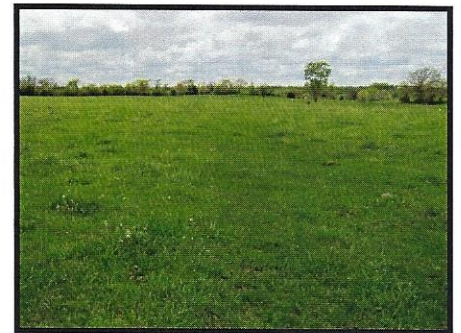
P. O. Box 675, 923 Braden Ave.
Chariton IA 50049
Phone: (641) 774-8676
Fax: (641) 774-0684
Website: www.kentfarmmgmt.net

Listing: #6317058
Location of Farm: Approx. 16 miles NE of Corydon
Price: \$1,279,200.00
Price per Acre: \$7,995.00
Type of Farm: Grain/Pasture
County-State: Wayne-Iowa
Acres: 160
Terms: Cash
Taxes Payable In: 2023-24
Net Taxes: \$3,032.00

Usage of Acres

Tillable: 145.71 per FSA
CRP: N/A
Farmstead: None
Roads: 3.0
Ponds & Timber: 11.29
Total Acres: 160.0
FSA Records:
Farm Number: 2689
Farmland: 153.26
Cropland: 145.71
Buildings: None

Water: N/A
Septic: N/A
Owner of LP Tank: N/A
Lease on Farm: Yes - 2 leases
Type of Lease: Cash rent
Farm Operator: **Crop** - Dan & Justin Pfiefer
Pasture - Jeff Ewing



Agent: Dan E. Kent
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-774-8676 or cell 641-203-1830
Email: dan@kentfarmmgmt.net
Owner: Estate of M. Bernadine Kells

Remarks: This is a very nice farm with potential for several more acres to be farmed continuously. Remove some fence rows and add a few terraces and this one will shine! You will like this one!

Farm has a 32.5 acre corn base with a yield of 98 bu/acre and a 31.9 acre soybean base with a yield of 36 bu/acre.

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.