



KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

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

Listing: #3069
Property Address: 33437 US Hwy 34, Russell
Price: \$234,900.00
School District: Chariton Community
Rooms: 8
Bedrooms: 1 main level, 3 up
Baths: 2 ½
Type Property: Single Family Dwelling
Construction: 2 Story Wood Frame
Es. Sq. Ft.: 1221 main
Lot Size: 4.0 acres m/l**
Taxes: \$1,710.00 w/homestead
Type Heating: Gas forced air
Air Conditioning: Central
Utilities: Alliant Energy
Water: Rural
Sewer: Septic (new system)
Garage: 1-car detached
Deck: Yes
Basement: Full unfinished
Type of Foundation: Concrete block
Year Built: 1912
Utility Room: Off kitchen
Floor Covering: Tile, hardwood, vinyl
Type Roof: Architectural shingles
Dining Room: Eat-in kitchen plus formal
Patio: Yes (brick)
Fireplace: No
Woodstove: No
Insulation: Yes, Insulation recently added
Terms: Cash or conventional financing



Agent: Daniel E. Kent
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-774-8676 or 641-203-1830
Email: dan@kentfarmmgmt.net
Owners: Misti M. Shrum

****An additional 33.2 acres can be purchased for \$60,100.00. R.E. taxes on this additional 33.2 acres is \$404.00.**

Remarks: Experience the joys of country living on this picturesque acreage with highway frontage. The beautiful, majestic home has been refurbished in a manner that reflects both quality and tasteful workmanship. Its spacious deck with hot tub and patio area amid lovely landscaping offer a great place to entertain guests or simply relax and unwind. The extra acres and very usable outbuildings would be perfect for the hobby farmer, horse enthusiast, or for those interested in potential rental income. Special offerings such as this are not frequently available. Don't miss out on this one!

Items to Remain: Stove, dishwasher, microwave, freezer, 2 refrigerators, hot tub and all window coverings except valances in master bedroom.

Items Reserved: Valances in master bedroom.

Items Negotiable: Dining room table, chairs, and hutch, clothes washer & dryer, and entertainment center.

Information is not warranted and subject to change without notice.