



# 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:** #20171527  
**Property Address:** 23033 435th Street, Chariton  
**Price:** \$129,900.00  
**School District:** Chariton Community School Dist.  
**Rooms:** 5  
**Bedrooms:** 3  
**Baths:** 2 full  
**Type Property:** Acreage (Amish)  
**Construction:** Manufactured Home (1997)  
**Es. Sq. Ft.:** 1,344  
**Lot Size:** 2.726 acres  
**Taxes:** \$1,570.00 (2017-2018)  
**Type Heating:** Wood (Propane)  
**Air Conditioning:**  
**Utilities:**  
**Water:** Rathbun  
**Sewer:** Septic  
**Garage:** 2-car detached  
**Deck:** Yes  
**Basement:** None  
**Type of Foundation:** Pillars  
**Year Built:** 1997  
**Utility Room:** Off kitchen  
**Floor Covering:** Carpet, vinyl, & laminate  
**Type Roof:** Asphalt shingles  
**Dining Room:** Eat in kitchen  
**Family Room:**  
**Fireplace:**  
**Woodstove:**  
**Insulation:** Not Checked  
**Terms:** Cash or Conventional Financing



**Agent:** Alan Umbenhower  
**To Show:** Kent Farm Mgmt & Real Estate  
**Phone:** 641-774-8676 or 641-203-0720  
**Email:** alan@kentfarmmgmt.net  
**Owners:** Daniel & Marie Gingerich

**Remarks:** Super highway location! Lovely acreage overlooking a pond with 40'x64' shop building and 20'x40' open front barn. Many possibilities!

**Items to Remain:** Wooden yard fence.

**Items Reserved:** Wood stove in house, small outbuilding east of garage, swing set/play area, wood stove in shop building and small open front building in pasture area.