



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: 3071
Property Address: 23033 435th Street, Chariton
Price: \$159,900.00
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.