



# KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.  
Chariton IA 50049  
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**Listing:** #1947  
**Property Address:** 121 South 14th Street, Chariton  
**Price:** \$149,900.00  
**School District:** Chariton Community School Dist.  
**Rooms:** 9  
**Bedrooms:** 3 poss. 4  
**Baths:** 2 3/4  
**Type Property:** Single family dwelling  
**Construction:** Single level with walkout  
**Es. Sq. Ft.:** 1,092 main level  
**Lot Size:** 82.5' x 181.5'  
**Taxes:** \$3,402.00  
**Type Heating:** Gas forced air  
**Air Conditioning:** Central air  
**Utilities:** Alliant Energy  
**Water:** City  
**Sewer:** City  
**Garage:** 2-car detached  
**Deck:** Yes  
**Basement:** Full, finished, walkout  
**Type of Foundation:** Poured concrete  
**Year Built:** 1997  
**Utility Room:** In basement  
**Floor Covering:** Laminate, vinyl, & carpet  
**Type Roof:** Asphalt shingle  
**Dining Room:** Eat in kitchen  
**Family Room:** Yes -- Down  
**Fireplace:** No  
**Patio:**  
**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:** Ray and Katie Russell

**Remarks:** Lovely ranch home on large lot with full, finished walkout basement. Move in condition! Family home close to schools!

**Items to Remain:** All window treatments, ceiling fans, kitchen range, dishwasher, refrigerator, washer, and dryer.