



# KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.  
Chariton IA 50049  
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**Listing:** #3072  
**Property Address:** 45323 Hwy. 14, Chariton  
**Price:** \$424,900.00  
**School District:** Chariton Community School Dist.  
**Rooms:** 7  
**Bedrooms:** 3 possible 4  
**Baths:** 1 1/2 main, 3/4 up  
**Type Property:** Acreage  
**Construction:** 1 1/2 story wood frame  
**Es. Sq. Ft.:** 2,810  
**Lot Size:** 38.23 acres  
**Taxes:** \$3,372.00  
**Type Heating:** Propane (forced air) Zone heating and cooling  
**Air Conditioning:** Central  
**Utilities:** Clarke Electric REC  
**Water:** Rathbun Rural Water  
**Sewer:** Septic  
**Garage:** 2-car attached  
**Deck:** Yes, front and back  
**Basement:** Full partially finished  
**Type of Foundation:** Poured concrete  
**Year Built:** 2005  
**Utility Room:** On main level  
**Floor Covering:** Oak Hardwood, carpet & tile  
**Type Roof:** Asphalt shingles  
**Dining Room:** Eat-in kitchen  
**Family Room:** Could be down  
**Fireplace:** Yes, Gas  
**Outbuilding:** 28'x48' with shop area & 3/4 bath  
**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:** Paul and Connie Prough

**Remarks:** Exquisite, top of the line home located south of Chariton in a serene setting away from the highway. Splendid features including hardwood oak doors and woodwork, large master bedroom with adjoining full bath and walk-in closet. Outbuilding (28'x48') with shop area and 3/4 bath (not used in 12 years). 29.21 acres rented out for row crop at \$4,500.00/year. Nice stocked pond in the SW corner of property.

**Items to Remain:** All window treatments, kitchen range, refrigerator, microwave, dishwasher, washer, dryer, and 1 uninstalled garage door opener.

**Items Negotiable:** Living room TV.

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Information is not warranted and subject to change without notice.