



# KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.  
Chariton IA 50049  
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**Listing:** #20171524  
**Property Address:** 24981 482nd Street, Chariton  
**Price:** \$79,500.00  
**School District:** Chariton Community Schools  
**Rooms:** 5  
**Bedrooms:** 3  
**Baths:** 1  
**Type Property:** Acreage  
**Construction:** 1 1/2 Story Frame  
**Es. Sq. Ft.:** 1254  
**Lot Size:** 1.89 acres  
**Taxes:** \$496.00  
**Type Heating:** Gas (forced air) (propane)  
**Air Conditioning:** Central air  
**Utilities:** Alliant Energy  
**Water:** City of Chariton  
**Sewer:** Septic, updated in 2009  
**Garage:** 2 car detached + barn  
**Deck:** N/A  
**Basement:** Full  
**Type of Foundation:** Concrete block  
**Year Built:** 1900  
**Utility Room:** Currently in main floor bedroom  
**Floor Covering:** Laminate, wood, & vinyl  
**Type Roof:** Asphalt shingles  
**Dining Room:** Open to kitchen  
**Insulation:** Not checked  
**Terms:** Cash or conventional financing



**Agent:** Dan E. Kent  
**To Show:** Kent Farm Mgmt & Real Estate  
**Phone:** 641-774-8676 or 641-203-1830  
**Email:** dan@kentfarmmgmt.net  
**Owner:** Kristopher S. Depner

**Remarks:** This affordable property is 1.5 short miles east of town and sits on just under 2 acres. Offering 3 bedrooms and a newly remodeled kitchen, this house just needs a few finishing touches to be your special home. Newer siding, insulation, windows and septic system along with new furnace, new hot water heater, and gutters. Detached 2 car garage with additional open storage and a rustic barn with concrete floors. Don't miss out on this one!

**Items to Remain:** Propane Tank - Buyer to pay for remaining propane in tank at closing.

**Items Reserved:** Tenant owns all appliances, window treatments, and upstairs window a/c unit.

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Information is not warranted and subject to change without notice.