



KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.
Chariton IA 50049
Phone: (641) 774-8676
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Website: www.kentfarmmgmt.net

Listing: #3073
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.