



# KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.  
Chariton IA 50049  
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**Listing:** #20172246  
**Property Address:** 50437 200th Avenue, Chariton  
**Price:** \$129,900.00  
**School District:** Chariton Community School Dist.  
**Rooms:** 6  
**Bedrooms:** 3 (2 on main, 1 up)  
**Baths:** 1 full  
**Type Property:** Acreage  
**Construction:** 1 1/2 Story Frame  
**Es. Sq. Ft.:** 1,224 on main + upstairs  
**Lot Size:** 4.96 acres  
**Taxes:** \$995.00 annually  
**Type Heating:** Gas forced air  
**Air Conditioning:** Central  
**Utilities:** Alliant Energy  
**Water:** Rathbun Water  
**Sewer:** New septic  
**Garage:** 2 car detached  
**Deck:** No  
**Basement:** 1 room cellar  
**Type of Foundation:** Red clay tile block (plastered)  
**Year Built:** 1915  
**Utility Room:** On main  
**Floor Covering:** Linoleum and carpet  
**Type Roof:** Asphalt shingles  
**Dining Room:** Open to living room  
**Family Room:** No  
**Fireplace:** No  
**Woodstove:** No  
**Insulation:** Not checked  
**Terms:** Cash or conventional financing



**Agent:** Hilary Masters  
**To Show:** Kent Farm Mgmt & Real Estate  
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**Email:** [hilarymasters@hotmail.com](mailto:hilarymasters@hotmail.com)  
**Owners:** Lavonna Sivill

**Remarks.** This acreage is only 5 miles from Chariton and offers a convenient highway location. This 3 bedroom home sits on approximately 5 acres with a two car detached garage, a barn and open-faced shed. The home has two bedrooms on the main floor with one large bedroom upstairs. The kitchen is oversized allowing plenty of room for meal prep as well as casual dining. Experience the beautiful country surroundings of this acreage without any gravel roads. Schedule your viewing today!

**Items to Remain:** Washer and dryer, upright freezer.