



KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

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Chariton IA 50049
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Listing: #3077
Property Address: 30556 455th Street, Russell
Price: \$177,500.00
School District: Chariton Community School Dist.
Rooms: 5 on main, 4 down
Bedrooms: 3 up, 1 down
Baths: 1 full up, 3/4 down
Type Property: Acreage
Construction: 1 story frame
Es. Sq. Ft.: 960 per level
Lot Size: 4.09 acres including R.O.W.
Taxes: \$1,810.00 annually
Type Heating: Geothermal
Air Conditioning: Geothermal
Utilities: Alliant Energy
Water: Rathbun Rural Water
Sewer: Septic system
Garage: 2 car detached
Deck: On back
Basement: Full finished
Type of Foundation: Poured concrete
Year Built: 1978
Utility Room: Lower level
Floor Covering: Carpet and vinyl
Type Roof: Steel
Dining Room: Eat-in kitchen
Family Room: Lower level
Patio: Outside lower level
Woodstove: No
Insulation: Not checked
Terms: Cash or conventional financing



Agent: Hilary Masters
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-774-8676 or 641-203-1881
Email: hilarymasters@hotmail.com
Owners: Daniel W. and Wendy S. Blue Trust

Remarks: Located just a few miles east of Russell, this 4 bedroom, 2 bath home sits on 4.09 acres. Offering a very nice 2 car garage, a deck and patio for enjoying the peace of the country, geothermal heating and cooling, and an up to date septic - this acreage is ready for you to move into and just enjoy. On the main level are 3 bedrooms, the full bathroom, living room, and a bright white eat-in kitchen with access to the back deck. The lower level offers a fourth bedroom, family room, large laundry room, 3/4 bath, and a great storage room.

Items to Remain: Refrigerator and freezer in basement, microwave.

Items Reserved: Free standing shelving in house and garage.

Items Negotiable: Stove and brand new refrigerator.

Information is not warranted and subject to change without notice.