



# 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:** #20171673  
**Property Address:** 40522 Hwy 14, Chariton  
**Price:** \$234,900.00  
**School District:** Chariton Community School Dist.  
**Rooms:** 6  
**Bedrooms:** 3  
**Baths:** 1 3/4  
**Type Property:** Acreage  
**Construction:** Stick built  
**Es. Sq. Ft.:** 1,162 main level  
**Lot Size:** 3.96 acres (Excludes Hwy)  
**Taxes:** \$2,460.00  
**Type Heating:** Propane (forced air)  
**Air Conditioning:** Central air  
**Utilities:** Chariton Valley Electric  
**Water:** Rural water  
**Sewer:** Septic system  
**Garage:** 4 car  
**Deck:** Yes, with retractable sunshade  
**Basement:** Full finished  
**Type of Foundation:** Wood  
**Year Built:** 2003  
**Utility Room:** Yes  
**Floor Covering:** Carpet and tile  
**Type Roof:** Steel  
**Dining Room:** No  
**Family Room:** In basement  
**Fireplace:** In basement, gas  
**Woodstove:** No  
**Insulation:** Yes, 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  
**Owners:** Phillip and Caroldene Purdy

**Remarks:** If you like an acreage with a highway location yet designed and built to provide you a peaceful, private setting, you must review this one! The owners built this home themselves and over built it in many facets of the construction process. A very nice, comfortable home.

**Items to Remain:** All appliances and window coverings.

**Items Reserved:** Clothes washer and dryer.

**Items Negotiable:** Grouping of eagles on south wall in living area.

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Information is not warranted and subject to change without notice.