



# KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.  
Chariton IA 50049  
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**Listing:** #20172426  
**Property Address:** 621 Grace Ave, Chariton  
**Price:** \$77,900.00  
**School District:** Chariton Community School Dist.  
**Rooms:** 5  
**Bedrooms:** 3  
**Baths:** 1 up, 1/4 down  
**Type Property:** Single family dwelling  
**Construction:** Wausau Modular  
**Es. Sq. Ft.:** 1,056 main level  
**Lot Size:** 64'x110'  
**Taxes:** \$1,860.00/annual  
**Type Heating:** Gas hot water  
**Air Conditioning:** Central  
**Utilities:** Alliant Energy  
**Water:** City of Chariton  
**Sewer:** City of Chariton  
**Garage:** 1-car attached  
**Deck:** Front and back  
**Basement:** Full, 1 room finished  
**Type of Foundation:** Poured concrete  
**Year Built:** 1975  
**Utility Room:** In basement  
**Floor Covering:** Carpet and vinyl  
**Type Roof:** Asphalt shingle  
**Dining Room:** Eat in kitchen  
**Family Room:** Could be down  
**Deck:** On back of home  
**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:** Robert F. Barker

**Remarks:** Lovely ranch home on corner lot. Ready to move into today! Please review ASAP if you are in the market for a clean, solid home!

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