



# 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:** #5362569  
**Property Address:** 52110 244th Trail, Chariton  
**Price:** #319,900.00  
**School District:** Chariton Community School Dist.  
**Rooms:** 7  
**Bedrooms:** 3  
**Baths:** 2  
**Type Property:** Residential Acreage  
**Construction:** Stick built  
**Es. Sq. Ft.:** 1,573 (1st floor)  
**Lot Size:** 14 acres (13.71 Taxable)  
**Taxes:** \$2,768.00  
**Type Heating:** Heat pump  
**Air Conditioning:** Central air  
**Utilities:** Alliant Energy  
**Water:** RRWA  
**Sewer:** Septic (been inspected lately)  
**Garage:** 2 car detached (24'x26')  
**Deck:** 14'x40' Covered deck  
**Basement:** Full  
**Type of Foundation:** Poured Concrete  
**Year Built:** 1983  
**Utility Room:** Off master bedroom  
**Floor Covering:** Tile & carpet  
**Type Roof:** Asphalt shingles  
**Dining Room:** N/A  
**Family Room:** In basement  
**Fireplace:** N/A  
**Woodstove:** Yes - no chimney  
**Insulation:** Yes - not checked  
**Terms:** Cash



**Agent:** Dan E. Kent  
**To Show:** Kent Farm Mgmt & Real Estate  
**Phone:** 641-774-8676 or 641-203-1830  
**Email:** dan@kentfarmmgmt.net  
**Owners:** Patricia C. Allen Sandrock

**Remarks:** Beautiful acreage with groomed fields, pond, and timber adjoining. Sit on the large covered deck and watch all types of wildlife. Dwelling is almost maintenance free and the quality of workmanship throughout is the best! Exquisitely designed and created with the highest quality materials. This one will impress you!

**Items to Remain:** Refrigerator, stove, wood stove (no chimney), security system with cameras and monitor, large handmade curio cabinet, and plasma TV

**Items Negotiable:** Clothes washer & dryer and almost all the nice furniture in the home.

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Information is not warranted and subject to change without notice.