



# KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.  
Chariton IA 50049  
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**Listing:** #5579150  
**Property Address:** 418 E. Woodlawn, Chariton  
**Price:** \$92,500.00  
**School District:** Chariton Community School Dist.  
**Rooms:** 8  
**Bedrooms:** 3 main, 1 possible down  
**Baths:** 1 full main, 3/4 down  
**Type Property:** Single family dwelling  
**Construction:** Ranch style wood frame  
**Es. Sq. Ft.:** 1,008 on main  
**Lot Size:** 3 lots - 187.2'x165'  
**Taxes:** \$1,556.00  
**Type Heating:** Gas forced air  
**Air Conditioning:** Central air  
**Utilities:** Alliant Energy  
**Water:** City  
**Sewer:** City  
**Garage:** 1 1/2 car detached  
**Patio:** Yes  
**Basement:** Full, partially finished walkout  
**Type of Foundation:** Poured concrete  
**Year Built:** 1976  
**Utility Room:** In basement  
**Floor Covering:** Carpet, vinyl & laminate  
**Type Roof:** Metal  
**Dining Room:** Eat-in kitchen  
**Family Room:** Could be down  
**Fireplace:** No  
**Insulation:** Not checked  
**Terms:** Cash or conventional financing



**Agent:** Alan Umbenhower  
**To Show:** Kent Farm Mgmt & Real Estate  
**Phone:** 641-203-0720  
**Email:** alan@kentfarmmgmt.net  
**Owners:** Shawn & Teresa Roush

**Remarks:** Nice east side property with some newer updates in the last 3 years such as roof, siding, furnace and central air. Large 3/4 acre setting with room for garden and more. Check this one out!

**Items to Remain:** All window treatments, ceiling fans, kitchen range, dishwasher, refrigerator, carport, two storage sheds on skids, and woodstove in garage.

**Items Reserved:** Washer, dryer, and hanging heater in garage.

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Information is not warranted and subject to change without notice.