



KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.
Chariton IA 50049
Phone: (641) 774-8676
Fax: (641) 774-0684
Website: www.kentfarmmgmt.net

Listing: #5635630
Property Address: 18735 480th Lane, Chariton
Price: \$259,900.00
School District: Chariton Community School Dist.
Rooms: 5
Bedrooms: 3
Baths: 1 main, 1/2 down
Type Property: Acreage
Construction: Ranch style wood frame (Wausaw)
Es. Sq. Ft.: 1,120
Lot Size: 10 acre approx. m/l
Taxes: \$1,950.20
Type Heating: Propane (forced air)
Air Conditioning: Central
Utilities: Alliant Energy
Water: Rural
Sewer: Septic
Garage: 2 car detached
Patio: Yes
Basement: Full, unfinished
Type of Foundation: Poured Concrete
Year Built: 1970
Utility Room: In basement
Floor Covering: Carpet, laminate, vinyl
Type Roof: Asphalt shingles
Dining Room: Eat-in Kitchen
Family Room: Could be down
Fireplace: No
Woodstove: Yes, not hooked up
Insulation: Yes, 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: Troy and Christina Umbenhower

Remarks: Lovely acreage only 4 miles from Chariton! Newer outbuilding (2015) 40'x64', older 40'x32' barn with concrete floor and two other small outbuildings. Ideal location with enough land for some horses or other livestock!

Items to Remain: All window treatments, ceiling fans, kitchen range, microwave, refrigerator, dishwasher, TV in living room and in bedroom

Items Reserved: All furniture.

***The owners are son and daughter-in-law of the listing agent, Alan Umbenhower, a licensed realtor.