



# 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.kentfarmgmt.net

**Listing:** #5634819  
**Property Address:** 603 N. Walnut St., Lucas  
**Price:** \$149,900.00  
**School District:** Chariton Community School Dist.  
**Rooms:** 5  
**Bedrooms:** 3  
**Baths:** 1 ¾  
**Type Property:** Single family dwelling  
**Construction:** Ranch wood frame  
**Es. Sq. Ft.:** 1,384  
**Lot Size:** 248'x128'  
**Taxes:** \$1,278.00  
**Type Heating:** Gas, hot water in floor  
**Air Conditioning:** Central air  
**Utilities:** Alliant Energy  
**Water:** City  
**Sewer:** City  
**Garage:** 2-car attached  
**Basement:** No  
**Type of Foundation:** Concrete block  
**Year Built:** 2001  
**Utility Room:** In kitchen  
**Floor Covering:** Carpet and vinyl  
**Type Roof:** Metal  
**Dining Room:** Eat-in kitchen  
**Patio:** Yes  
**Insulation:** Not checked  
**Terms:** Cash or conventional financing



**Agent:** Alan Umbenhower  
**To Show:** Kent Farm Mgmt & Real Estate  
**Phone:** 641-774-8676  
**Email:** alan@kentfarmgmt.net  
**Owners:** Alan K. Atcheson Revocable Trust

**Remarks:** Lovely all one level home on large lot with country view in Lucas. Many extras done when built and several new updates including new metal roof and central in 2020.

**Items to Remain:** All blinds, ceiling fans, kitchen range, dishwasher, refrigerator, washer, dryer and LP tank.

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Information is not warranted and subject to change without notice.