

K 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: #5672928
Property Address: 25825 497th Street, Chariton
Price: \$349,900.00
School District: Chariton Community Schools
Rooms: 7
Bedrooms: 3
Baths: 4 total incl. 2 full, 1-3/4 bath, and 1 half bath
Type Property: Acreage
Construction: One story frame
Es. Sq. Ft.: 3116 sq ft
Lot Size: *Approximately 2 acres
Taxes: Approx. \$6108.00 annually
Type Heating: Gas forced air
Air Conditioning: Central air
Utilities: Alliant Energy
Water: Rathbun Rural Water
Sewer: **Private septic, updated 2015
Garage: Two car attached
Deck: None
Basement: None
Type of Foundation: Concrete slab
Year Built: 1996
Utility Room: Separate laundry room
Floor Covering: Tile, carpet
Type Roof: Asphalt shingle
Dining Room: Open to kitchen & eat-in kitchen
Family Room: Very large living/family room
Fireplace: Woodburning
Patio: Concrete patios in front and back
Insulation: Not checked
Terms: Cash or conventional financing



Agent: Hilary Masters
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-774-8676 or 641-203-1881
Email: hilarymasters@hotmail.com
Owners: The Estate of Donald Lee Banks

Remarks: Just a few short miles from Chariton is where you'll find this beautiful acreage featuring a custom built 3000+ square foot home and Morton building on approximately 2 acres. The home is very well-built with spacious, oversized rooms. Offering three bedrooms, 4 total bathrooms, a utility room that doubles as a mudroom from the back entrance, and well-thought-out design features. The grand kitchen features fantastic storage in the solid oak cabinetry, more than enough countertop space, and views of the beautiful countryside. The open floor plan allows for an eat-in kitchen and an informal dining or living room open to the kitchen with built-in cabinetry and a woodburning fireplace. The family room is impressively spacious. Two car attached garage is perfect for vehicles while the 36'x45' Morton building has a concrete floor and wood burner for year-round use. An attractive chicken coop rounds out the buildings on the property. Enjoy the sunrise or sunset in peace from the concrete patios. Set up a showing today to see this one-of-a-kind find!

Items to Remain: Refrigerator, stove, microwave, dishwasher, washer & dryer, all remaining window treatments

*Survey to be completed prior to closing.

**Property is an estate and exempt from septic update. According to ADLM, the septic had a 500 dosing tank added to the existing 1000 gallon tank on February 20, 2015 to be compliant with the current 3 bedroom home requirements. It was installed by ARS Construction and has a 12x45 sand filter.

Information is not warranted and subject to change without notice.