



# 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:** #5677018  
**Property Address:** 21878 483<sup>rd</sup> Lane, Chariton  
**Price:** \$175,000.00  
**School District:** Chariton Community School Dist.  
**Rooms:** 6  
**Bedrooms:** 3  
**Baths:** 2  
**Type Property:** Residential  
**Construction:** Manufactured home  
**Es. Sq. Ft.:** 2,016  
**Lot Size:** Lake lot  
**Taxes:** \$2,012.00  
**Type Heating:** Gas forced air  
**Air Conditioning:** Central air—needs repairs  
**Utilities:** Alliant Energy  
**Water:** City of Chariton  
**Sewer:** City of Chariton  
**Garage:** 2-car attached  
**Deck:** Yes  
**Basement:** None  
**Type of Foundation:** Piers  
**Year Built:** 2000  
**Utility Room:** Yes  
**Floor Covering:** Carpet & tile  
**Type Roof:** Asphalt shingles  
**Dining Room:** Yes  
**Family Room:** Yes, unfinished  
**Fireplace:** Yes, gas  
**Patio:** None  
**Insulation:** Not checked  
**Terms:** Cash or conventional financing



**Agent:** Dan E. Kent  
**To Show:** Kent Farm Mgmt & Real Estate  
**Phone:** 641-774-8676  
**Email:** dan@kentfarmmgmt.net  
**Owners:** Richard A. & Krist A. Shoemaker

**Remarks:** This home sits on the east edge of West Lake at Chariton, Iowa. Wake up every morning with a beautiful view of the lake and enjoy a spectacular sunset over the lake every evening. A very special property, indeed!

**Items to Remain:** Stackable washer & dryer, refrigerator, stove, & microwave.

*Note: This home lies on a lot which is leased from Lakeview Golf and Country Club. Therefore, maintaining an annual membership at Lakeview Golf and Country Club is required. Annual dues are \$975/year with a monthly \$150 lot fee charged annually as well. The east side housing association also charges \$350/year to maintain shared roads in the development. (The latter fee does vary annually--up or down depending upon the amount of funds needed.)*