

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.kentfarmmgmt.net

Listing: #5605617
Property Address: 506 Division Street, Lucas
Price: \$85,700.00
School District: Chariton Community Schools
Rooms: 7
Bedrooms: 4
Baths: 2 full baths
Type Property: Single family dwelling
Construction: 1 story manufactured
Es. Sq. Ft.: 1,344 sq ft
Lot Size: Approx 1.7 acres m/l
Taxes: \$1,186.00 annually
Type Heating: Gas forced air
Air Conditioning: Central air
Utilities: Alliant Energy
Water: City
Sewer: City
Garage: 2+ car 30'x50' bldg
Deck: On back
Basement: None
Type of Foundation: Piers
Year Built: 2013
Utility Room: In back entrance
Floor Covering: Vinyl, carpet
Type Roof: Asphalt shingle
Dining Room: Eat-in kitchen
Family Room: None
Fireplace: None
Patio: None
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: Gregory D. and Donna K. Karstetter

Remarks: If you're looking for a small acreage with the convenience of town living - this property is for you! Located in Lucas on approximately 1.7 acres including a fully fenced area and a 30'x50' building with parking for at least 2 cars, a loft for storage, and even horse stalls. The home is clean and spacious offering 4 bedrooms, 2 bathrooms including a full master bath with walk-in closet, and open concept kitchen/dining/living room.

Items to Remain: Refrigerator, stove, dishwasher, microwave, washer and dryer, window treatments.

Items Reserved: Freestanding metal shelves in building

Items Negotiable: Two unused full size beds, entertainment center

Propane tank is rented from Southern Iowa Oil. Remaining propane in tank to be paid for by buyer at closing at rate of last fill.

Information is not warranted and subject to change without notice.