



# KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.

Chariton IA 50049

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Website: www.kentfarmgmt.net

**Listing:** #5720016  
**Property Address:** 46746 290<sup>th</sup> Avenue, Russell  
**Price:** \$269,000.00  
**School District:** Chariton Community School Dist.  
**Rooms:** 8  
**Bedrooms:** 3 main - 1 down  
**Baths:** 1 main - ¾ down  
**Type Property:** Acreage  
**Construction:** Split-foyer wood frame  
**Es. Sq. Ft.:** 1,162  
**Lot Size:** 3.02 acres  
**Taxes:** \$2,726.00 (20-21)  
**Type Heating:** Electric Heat Pump  
**Air Conditioning:** Central Air  
**Utilities:** Chariton Valley Electric  
**Water:** RRWA  
**Sewer:** Septic  
**Garage:** 2 car attached garage/breezeway  
**Deck:** Yes  
**Basement:** Full - finished  
**Type of Foundation:** Poured Concrete  
**Year Built:** 1977  
**Utility Room:** On lower level  
**Floor Covering:** Carpet, tile & laminate  
**Type Roof:** Metal  
**Dining Room:** Eat in kitchen  
**Family Room:** Yes, down  
**Fireplace:** Yes  
**Insulation:** Not checked  
**Terms:** Cash or conventional financing



**Agent:** Alan Umbenhower  
**To Show:** Kent Farm Mgmt & Real Estate  
**Phone:** 641-774-8676 (office) or 641-203-0720 (cell)  
**Email:** alan@kentfarmgmt.net  
**Owners:** Ivan & Lidiya Slobodyanik

**Remarks:** A nice country acreage on County pavement with some newer updates such as—roof, furnace and central air in the last year. Check out this one!

**Items to Remain:** All ceiling fans, kitchen range, refrigerator, microwave, washer, dryer and all exterior buildings.

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Information is not warranted and subject to change without notice.