



# KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.  
Chariton IA 50049  
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**Listing:** #5732107  
**Property Address:** 114 S. Prairie Street, Russell  
**Price:** \$244,900.00  
**Type Property:** Convenience Store/Restaurant  
**Construction:** Wood and Steel  
**Year Built:** 1940  
**Lot Size:** 120'x240'  
**Tax Year:** 2019  
**Net Taxes:** \$1,210.00  
**Est Sq Feet:** 1,859  
**Type Heating:** Propane-forced air  
**Type Cooling:** Central Air  
**Utilities:** Alliant Energy  
**Water:** RRWA  
**Sewer:** City of Russell  
**Type Roof:** Steel  
**Terms:** Cash  
**Items to Remain:** Everything presently on premises! All freezers, refrigerators, prep tables, grill, fryers, signage, furniture and inventory! Along with a 2007 van used for food deliveries. A turnkey operation in very good condition!



**Agent:** Dan E. Kent  
**To Show:** Kent Farm Mgmt & Real Estate  
**Phone:** 641-774-8676  
**Email:** dan@kentfarmmgmt.net  
**Owner:** Rick Braaksma

**Possession:** At closing

**Remarks:** There are no underground storage tanks. All tanks above ground.

**Features:** This listing provided an exceptional opportunity for an ambitious entrepreneur or family to purchase an existing business with a proven reputation. There will be no business interruption in purchasing this business as all inventory, supplies and equipment sells with the property. The special outdoor facilities feature a stage and sound equipment to host a huge party. This property merits your review! I was impressed when I reviewed it and you will be impressed as well! A bargain price for a great investment.