



# 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:** #2399  
**Property Address:** 44167 310th Avenue, Russell  
**Price:** \$990,000.00  
**School District:** Chariton Community Schools  
**Rooms:** 7  
**Bedrooms:** 4  
**Baths:** 4 ( 3 full, 1/2)  
**Type Property:** Farm  
**Construction:** 1 1/2 Story Log  
**Es. Sq. Ft.:** 3800 total living area  
**Lot Size:** 220 acres  
**Taxes:** \$5,530.00/2016-17  
**Type Heating:** Propane (forced air)\*  
**Air Conditioning:** Central  
**Utilities:** Alliant Energy  
**Water:** Rathbun Rural Water  
**Sewer:** Septic (will need inspection)  
**Garage:** 2 1/2 car attached  
**Deck:** Yes (3) plus patio  
**Basement:** Full (partially finished)  
**Type of Foundation:** Poured concrete  
**Year Built:** 2004  
**Utility Room:** Downstairs  
**Floor Covering:** Carpet, Hickory & Oak Hardwood, & tile  
**Type Roof:** Asphalt shingles  
**Dining Room:** Open kitchen/dining room combo  
**Family Room:** Yes w/vaulted ceiling  
**Fireplace:** Wood burning (connected w/heating system)  
**Siding:** Pine half-logs  
**Insulation:** Not checked  
**Terms:** Cash or conventional financing



**Agent:** Dan E. Kent  
**To Show:** Kent Farm Mgmt & Real Estate  
**Phone:** 641-774-8676 or 641-203-1830  
**Email:** dan@kentfarmmgmt.net  
**Owners:** Daniel D. Dow & Shantel N. Dow

**Remarks:** The view is spectacular from the 3 decks of this warm and cozy custom-built home overlooking a 5 acre pond surrounded by mature trees. The abundance of wildlife along with the row-crop income prove to create the ultimate 220 acre sportsman's paradise. Very nice 36' x 60' machine shed with loft and basketball court. Bass, bluegill and channel catfish are stocked in the 3 beautiful ponds throughout the farm. 150 acres are currently cash rented. A peaceful, country setting with no neighbors.

**Items to Remain:** Dishwasher, refrigerator, range/oven, & washer & dryer.

**NOTE\*:** Propane tank leased from Southern Iowa Oil.

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Information is not warranted and subject to change without notice.