



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: #1925
Property Address: 809 N. 13th Street, Chariton
Price: \$39,900.00
School District: Chariton Community School Dist.
Rooms: 6
Bedrooms: 2 main, 2 upstairs
Baths: 1 1/2 main, 1 full downstairs
Type Property: Single family dwelling
Construction: 1 1/2 Story wood frame
Es. Sq. Ft.: 1,774
Lot Size: 76' X 203.2'
Taxes: \$818.00
Type Heating: Gas (forced air)
Air Conditioning: Central Air
Utilities: Alliant Energy
Water: City
Sewer: City
Garage: 2 Car detached
Deck: Yes
Basement: Full (unfinished)
Type of Foundation: Concrete Block
Year Built: 1900
Utility Room: On main level
Floor Covering: Carpet and vinyl
Type Roof: Asphalt shingles
Dining Room: Eat-in kitchen
Family Room:
Insulation: Not checked
Terms: Cash or conventional financing



Agent: Alan Umbenhower
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-774-8676 or 641-203-0720
Email: alan@kentfarmmgmt.net
Owners: Beverly James

Remarks: Affordable family home with several newer updates. Large deep lot with alley access. **Property is selling in its "As Is" condition.** Lots of potential!

Items to Remain: All window treatments, ceiling fans, refrigerator, built-in oven and cook top, washer and dryer.