

# K KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.  
Chariton IA 50049  
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**Listing:** #6111064  
**Property Address:** 24099 440<sup>th</sup> Street, Chariton  
**Price:** \$319,900.00  
**School District:** Chariton Community School  
**Rooms:** 5  
**Bedrooms:** 2 with possible 2 up  
**Baths:** 1 up ¾ down  
**Type Property:** Acreage  
**Construction:** 1 ½ story wood frame  
**Es. Sq. Ft.:** 864 main level  
**Lot Size:** 34 acres  
**Taxes:** \$1,510.00  
**Type Heating:** Wood (Gas/propane forced air)  
**Air Conditioning:** Central Air (not hooked up)  
**Utilities:** Clarke Electric  
**Water:** Rathbun Rural Water  
**Sewer:** Septic  
**Garage:** 2 car attached  
**Deck:** No  
**Basement:** Full  
**Type of Foundation:** Concrete Block  
**Year Built:** 1920  
**Utility Room:** In Basement  
**Floor Covering:** Hardwood  
**Type Roof:** Asphalt shingles & metal  
**Dining Room:** Eat in Kitchen  
**Family Room:** No  
**Woodstove:** Not included  
**Patio:** Covered in front  
**Insulation:** Not checked  
**Terms:** Cash or conventional financing



**Agent:** Alan Umbenhower  
**To Show:** Kent Farm Management & Real Estate  
**Phone:** 641-774-8676 or cell 641-203-0720  
**Email:** [alan@kentfarmmgmt.net](mailto:alan@kentfarmmgmt.net)  
**Owners:** Ervin Jr. and Esther Gingerich

**Remarks:** Lovely Amish acreage only 4 miles from Chariton. All electrical wiring is still intact in the house but not the barn. Electric meter was removed on pole but that is the only thing done with the electricity. Outside A/C unit is unhooked but goes with the property. The electricity has been unhooked since 2016 so all appliances and furnace would be "AS IS".

**Items to Remain:** Gas range and refrigerator in basement.

**Items Reserved:** Wood stove and cooking wood stove in house, metal stalls in barn, and insulated storage shed north of house.

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Information is not warranted and subject to change without notice.