



KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.

Chariton IA 50049

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Website: www.kentfarmmgmt.net

Listing: #6307742
Property Address: 49396 185th Trail, Chariton
Price: \$460,000.00
School District: Chariton Community School
Rooms: 8
Bedrooms: 1 main, 2 possible down
Baths: 2 main, 1 down
Type Property: Acreage
Construction: Wood frame crest modular home
Es. Sq. Ft.: 1,352 main level
Lot Size: Ap. 5 acres-to be surveyed
Taxes: \$3,765.00 (22-23) Approx.
Type Heating: Propane & wood stove
Air Conditioning: Central air
Utilities: Alliant Energy
Water: RRWA
Sewer: Septic
Garage: 2 car attached
Deck: Yes
Basement: Full, finished
Type of Foundation: Poured concrete
Year Built: 2010
Utility Room: On main level
Floor Covering: Hardwood (hickory) Carpet & tile
Type Roof: Metal
Dining Room: Eat in area
Family Room: Yes - down
Office Area: Yes
Woodstove: Yes
Insulation: Yes - Not checked
Terms: Cash or conventional financing



Agent: Alan Umbenhower
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-203-0720 or office 641-774-8676
Email: alan@kentfarmmgmt.net
Owners: Albert L. & Kris L. Wilkins

Remarks: Beautiful, secluded acreage only 6 miles from Chariton surrounded by timber and wildlife! Also has 30'x40' metal shop with concrete floor. This one is a must see for the outdoor enthusiast!

Items to Remain: All ceiling fans, all appliances on main level.

Items Reserved: Washer, refrigerator and freezer in basement.

Items Negotiable: Possibility to purchase more acres.

Information is not warranted and subject to change without notice.