



# 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](http://www.kentfarmmgmt.net)

**Listing:** #6321280  
**Property Address:** 106 Woodlawn Avenue, Chariton  
**Price:** \$39,900.00  
**School District:** Chariton Community School  
**Rooms:** 5  
**Bedrooms:** 2 poss. 3  
**Baths:** ½ & stall shower  
**Type Property:** Single family residential  
**Construction:** Single story wood frame  
**Es. Sq. Ft.:** 624  
**Lot Size:** 62.4'x165'  
**Taxes:** \$754.00 (Gross) 2024-25  
**Type Heating:** Gas forced air  
**Air Conditioning:** Central air  
**Utilities:** Alliant Energy  
**Water:** City  
**Sewer:** City  
**Garage:** 2 car detached  
**Deck:** None  
**Basement:** Partial  
**Type of Foundation:** Stone  
**Year Built:** 1900  
**Utility Room:** In kitchen  
**Floor Covering:** Carpet  
**Type Roof:** Asphalt shingle  
**Dining Room:** None  
**Family Room:** None  
**Fireplace:** None  
**Patio:** None  
**Insulation:** Not checked  
**Terms:** Cash or financing



**Agent:** Alan Umbenhower  
**To Show:** Kent Farm Mgmt & Real Estate  
**Phone:** 641-774-8676 or cell 641-203-0720  
**Email:** [alan@kentfarmmgmt.net](mailto:alan@kentfarmmgmt.net)  
**Owners:** Richard and Jennie Dishman

**Remarks:** Handyman Special! Selling in its "AS IS" condition.

**Items to Remain:** Kitchen range and stackable washer/dryer.

---

Information is not warranted and subject to change without notice.