



# KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.  
Chariton IA 50049  
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**Listing:** #3061  
**Property Address:** 52000 215th Avenue, Chariton  
**Price:** \$116,900.00  
**School District:** Chariton Community Schools  
**Rooms:** 5  
**Bedrooms:** 2 possibly 3  
**Baths:** 1 full & 3/4  
**Type Property:** Acreage  
**Construction:** Stick Built  
**Es. Sq. Ft.:** 1268  
**Lot Size:** 10 acres  
**Taxes:** \$1,574.00  
**Type Heating:** Propane  
**Air Conditioning:** Central  
**Utilities:** Clarke Electric  
**Water:** Rathbun Water & good spring fed well  
**Sewer:** Septic (newer, will need inspected)  
**Garage:** 3 car detached  
**Deck:** Yes  
**Basement:** Full basement  
**Type of Foundation:** Concrete block  
**Year Built:** 1900  
**Utility Room:** In basement  
**Floor Covering:** Carpet & vinyl  
**Type Roof:** Asphalt shingles  
**Dining Room:** Eat-in kitchen  
**Family Room:** Yes  
**Insulation:** Not checked  
**Terms:** Cash or conventional financing



**Agent:** Jamie Keller  
**To Show:** Kent Farm Mgmt & Real Estate  
**Phone:** 641-774-8676 or cell 515-979-9678  
**Email:** [kentfarmmgmtjamie@gmail.com](mailto:kentfarmmgmtjamie@gmail.com)  
**Owner:** Ben Dales

**Remarks:** Looking for an acreage? Here is 2 possible 3 bedroom ranch located just north of Chariton on nearly 10 acres with 2 out buildings. Home has newer central A/C unit and septic. One out building in a 3 car detached garage, other is a 40' x 100' that has poured concrete floor. Great property for livestock that has a spring fed waterer and newer fences around!

**Items to Remain:** All appliances and window coverings.

**Items Reserved:** Propane tank.