



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: #3047
Property Address: 49547 HWY 14, Chariton
Price: \$399,900.00
School District: Chariton Community
Rooms: 9
Bedrooms: 2 possibly 3
Baths: 1 1/2 on main, 3/4 down
Type Property: Acreage
Construction: Brick Ranch Style - Wood Frame
Es. Sq. Ft.: 1688 main level
Lot Size: 41.56 acres - taxable
Taxes: \$3,436.00
Type Heating: Electric (forced air)
Air Conditioning: Central
Utilities: Alliant Energy
Water: Chariton City
Sewer: Septic
Garage: 2 car attached
Patio Area: Yes
Basement: Full , finished w/walkout
Type of Foundation: Poured concrete
Year Built: 1989
Utility Room: Off kitchen
Floor Covering: Carpet and vinyl
Type Roof: Asphalt shingles
Dining Room: Yes
Family Room: Yes, down
Woodstove: Yes, in family room
Insulation: Not checked
Terms: Cash or conventional financing



Agent: Dan Kent and Alan Umbenhower
To Show: Kent Farm Mgmt & Real Estate
Phone: Dan: 641-203-1830 Alan: 641-203-0720
Email: kentfarmmgmt@iowatelecom.net
Owner: James E. Wolfe

Remarks: Beautiful, acreage with executive style home which is fully finished on both levels. 45' x 72' Morton building and some other out buildings. Call for an appointment. You will not be disappointed!

Items to Remain: All window treatments, kitchen range, oven, microwave, dishwasher, and washer & dryer.

Lease: The pasture and hay ground is leased to Eric Curran for 2015.