



KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.
Chariton IA 50049
Phone: (641) 774-8676
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Website: www.kentfarmmgmt.net

Listing: #3033
Property Address: 52172 HWY 14, Chariton
Price: \$349,900.00
School District: Chariton Community
Rooms: 8
Bedrooms: 3
Baths: 2 1/2
Type Property: Acreage
Construction: One Story Brick
Es. Sq. Ft.: 2752
Lot Size: 53.75 acres
Taxes: \$4,304.00/year
Type Heating: Electric Heat Pump
Air Conditioning: Central
Utilities: Alliant Energy
Water: Rathbun Rural
Sewer: Updated septic in 2003
Garage: 2 car attached
Patio: 3 seasonal porch w/hot tub
Basement: Partial w/rec room (2 crawl spaces)
Type of Foundation: Poured concrete
Year Built: 1970
Utility Room: Down or adjacent to kitchen
Floor Covering: Carpet (new)& tile (some new)
Type Roof: Asphalt (new)
Dining Room: Formal
Family Room: Yes
Office: Yes
Insulation: Not checked
Terms: Cash or conventional financing



Agent: Dan E. Kent
To Show: Kent Farm Mgmt & Real Estate
Phone: 641-774-8676 or cell 641-203-1880
Email: kentfarmmgmt@iowatelecom.net
Owners: Dwight D. & Connie L. Hoch

Remarks: A rare opportunity to have the best of both worlds - an executive home with a sizeable acreage. Follow the long, circular asphalt drive through a spectacular setting to this tastefully styled, traditional brick ranch. This superb and spacious, quality built home has an updated kitchen and new carpet throughout. Open front machine/livestock shed, hydrant, and smaller storage shed. Conveniently located on pavement.

Items to Remain: Kitchen appliances, hot tub, window treatments, work bench in basement, older kitchen cabinets down, two sets of lockers in garage, cabinets in garage and small utility shed.

Items Reserved: Free standing shelves in basement and gates which belong to tenant, Randy Offenburger.

Items Negotiable: Washer and dryer, deep freeze and three bar stools in kitchen.

Information is not warranted and subject to change without notice.