



**Hawkeye
Farm Mgmt &
Real Estate**

Lucas County In Town Acreage

*1106 Woodlawn Avenue
Chariton, IA 50049*

\$495,000



PROPERTY DETAILS

Welcome to charming home and acreage conveniently located on the edge of Chariton, offering a perfect blend of modern comfort and rural serenity. Sitting on 11 beautiful acres in Lucas County, the lovely home, outbuilding, and location make this a prime place to call home. Built in 2011, this house boasts over 2,100 finished square feet of living space, providing ample room for relaxation and entertainment. Upon entering this home, you'll enjoy the cozy, open concept living space accented by vaulted ceilings. You'll appreciate quality finishes as your tour the main floor which highlights great living space, lots of natural light coming from multiple windows, 2 bedrooms, 1 $\frac{3}{4}$ bathrooms (one being a primary with an on-suite, walk in closet, and door providing direct access to the back deck), and a separate laundry room. The full, walk out basement is partially finished and offers another bedroom, a full bathroom, two secondary living areas, and a separate room for the utilities which also has tons of storage space. You'll enjoy the expansive yard and views from the front porch, back deck, and patio area with a fire pit. Additionally, the insulated 30x50x12 outbuilding with full concrete floors and two work rooms offer a great deal of options. Surrounding the building is quality, continuous fencing and pasture making this a perfect place for animals and 4-H projects. There's also a shed, currently being use as a doghouse. The large gravel parking area in front of the house and outbuilding present many possibilities for parking and even truck and trailers for your livestock dreams. Come take a tour of this conveniently located acreage on the edge of Chariton near the intersection of Highways 34 & 14! This property offers the best of both worlds – rural living with city convenience. If you're looking for a rural retreat or a place to pursue country living, this property has it all. Annual Taxes \$5,608

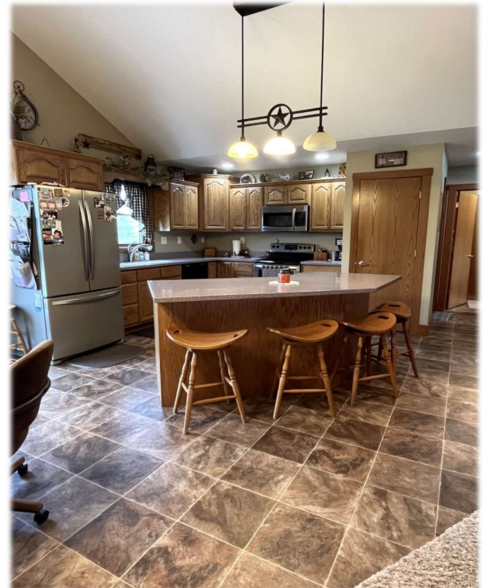
LOCATION MAP



HOUSE IMAGES

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EXTERIOR & OUTBUILDING IMAGES



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PROPERTY MAP



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Aerial Map
Boundary Lines Are Approximate



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23 N. Main, Suite 100 Phone: 563-830-7796
Email: hawkeye@ucire.com
On the web: www.ucire.com
www.unitedcountry.com

Boundary Center: 41° 0' 35.89, -93° 18' 41.36

**30-72N-21W
Lucas County
Iowa**

0ft 277ft 553ft



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.



Hawkeye Farm Mgmt & Real Estate

1010 South Clinton, Albia, IA 52531

Phone: 641-932-7796

Email: hawkeye@uciowa.com

On the web: www.uciowa.com

"Serving Southern Iowa & Northern Missouri"

Travis Hamilton

Realtor ®

Cell (641) 891-4217

Email Travis.H@UCIowa.com

Licensed in Iowa



Ryan Ammons, Broker, Licensed in Iowa. Alan Ammons, Broker Associate, Licensed in Iowa & Missouri. All Agents Licensed in Iowa. The above information, although believed to be accurate, is not warranted or guaranteed by the owner, listing firm, or listing agent.

