



# KENT FARM MANAGEMENT & REAL ESTATE

CHARITON, IOWA

P. O. Box 675, 923 Braden Ave.  
Chariton IA 50049  
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Website: [www.kentfarmmgmt.net](http://www.kentfarmmgmt.net)

**Listing:** #3050  
**Property Address:** 18192 440th Street, Chariton  
**Price:** \$249,900.00  
**School District:** Chariton Community Schools  
**Rooms:** 7  
**Bedrooms:** 3  
**Baths:** 1 Full, 3/4, 1/2 in laundry  
**Type Property:** Acreage  
**Construction:** One Story Berm House  
**Es. Sq. Ft.:** 3024 total  
**Lot Size:** 30 acres w/2015 survey  
**Taxes:** \$2,656/year  
**Type Heating:** Radiant Floor Heat  
**Air Conditioning:** Central (new in 2015)  
**Utilities:** Clarke Electric  
**Water:** Rathbun Regional  
**Sewer:** Septic system  
**Garage:** One car attached  
**Deck:** Patio  
**Basement:** None  
**Type of Foundation:** Concrete slab  
**Year Built:** 2010  
**Utility Room:** Yes w/utility sink  
**Floor Covering:** Stained and stamped concrete  
**Type Roof:** Asphalt shingles  
**Dining Room:** Eat-in kitchen  
**Family Room:** Plus smaller TV den  
**Fireplace:** Gas  
**Siding:** Concrete board  
**Insulation:** Blown in (not checked)  
**Terms:** Cash or conventional financing



**Agent:** Tara J. Hopkins(Licensed R.E. Person in Iowa)  
**To Show:** Kent Farm Mgmt & Real Estate  
**Phone:** 641-774-8676 or 515-339-5136  
**Email:** [tara.hopkins@rocketmail.com](mailto:tara.hopkins@rocketmail.com)  
**Owners:** Jeff & Tara Hopkins

**Remarks:** A perfect blend of smart design and private country living in this sprawling, upscale, newer ranch home on 30 acres. Must see features include a chef's quality island kitchen w/breakfast bar, stainless steel appliances & beautiful cherry cabinetry. The spacious open floor plan combines the kitchen w/ a comfortable family room complete with a beautiful gas fireplace. Extra large guest bedrooms w/double closets have a full bath between. Larger master suite has double closet, 3/4 bath w/sauna shower and private office. Over-sized laundry room w/1/2 bath conveniently accessible from the garage. Expansive interior hallway w/windows provide ample light and a view of the quiet countryside. Out-buildings include a 34 x 30 machine shed and small livestock shed. See attached sheet for improvements made to the entire property.

**Items to Remain:** All kitchen appliances except refrigerator, all window treatment, shelves in laundry room, & backup generator. **Items Reserved:** Washer, dryer, refrigerator, and all area rugs.

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Information is not warranted and subject to change without notice.