



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: #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
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.

Information is not warranted and subject to change without notice.