

# BOLEY

## REAL ESTATE

Albia- 641-932-1234  
boleyrealestate.com

3 bd/1 ba home on an acreage for sale in  
Chariton, IA!

Address: 20968 475th St, Chariton, Iowa



**Tyler Boley**

(641) 799-7837(cell)  
tyler@boleyrealestate.com

**MOPLS ID:** 31215

**Price:** \$124,900

**Acres:** 1

**Finished Sq. Ft.:** 1496

**School:** Chariton

**County:** Lucas

**Bedrooms:** 3

**Bathrooms:** 1

**House With Acreage**

**Garage**

3 bd/1 ba home for sale less that two miles from Chariton! This two story farmhouse sits on an acre of land just .3 miles from Highway 34. A wood burning stove sits in the center of the semi open main floor, giving this home a cozy feel! The main floor master bedroom is equipped with THREE closet spaces, while the remaining two bedrooms are located upstairs. Laundry hookups are also located on the main floor. The small back deck leads to a partially covered concrete slab, perfect for numerous activities. This rural property also comes with outbuildings, making is a great spot for a small hobby farm! Don't miss your opportunity to live the country life, with minimal gravel and the convenience of town so close!

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