

# RYERSON REALTY LLC

2761 Country Lane Circle  
Eagle Grove, IA 50533-0877

Phone 515-448-3079

Fax 515-448-5028

ryerson@goldfielddaccess.net

www.ryersonauctionrealtyltd.com



**Deborah D Vance, Broker | Michael Ryerson, Sales | Todd Swalin, Sales**

**515-689-3715**

**515-689-3728**

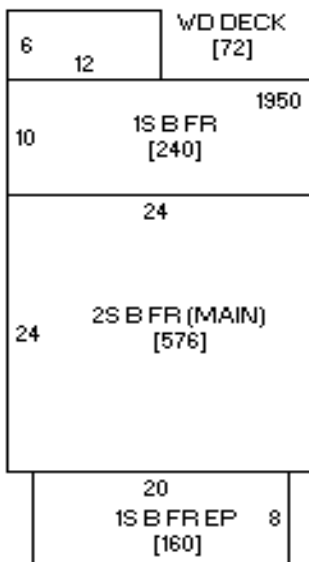
**515-689-8987**

**Property Location:** 713 N Wright Ave, Eagle Grove  
**Legal Description:** Lot 2 & N 6' Lot 3 Blk 2 Wri 3rd  
**Price Alone:** \$55,000  
**Approximate Age:** 1900  
**Style:** 2 Story Frame  
**Bedrooms:** 3  
**Siding:** Vinyl  
**Roof Age:** 2021  
**Lot Size:** 72' X 140'  
**House Sq. Ft:** 1,392  
**Garage:** None  
**Living Room Flooring:** Vinyl  
**Bathroom Main:** 1  
**Basement:** Full  
**Furnace:** Forced Air  
**Central Air:** Yes  
**24 Mo. Ave. Gas/Elec:** Vacant

**Kitchen Details:**

**Cabinets:** Oak  
**Frig:** Yes  
**Stove:** Yes Gas  
**Dishwasher:** No  
**Dining Space:** Yes  
**Flooring:** Vinyl  
**Dining Room:** Yes  
**Laundry Location:** Main  
**Washer/Dryer:** Yes - Gas  
**Water Heater:** Gas  
**Elec. Panel:** Breakers 150 A  
**Sump Pump:** Yes  
**Net Taxes:** \$0  
**Terms of Sale/  
 Possession:** Cash/Upon Final Settlement

Some of the bedrooms do not have closets  
Appliances and Furniture are included  
in this sale with NO VAULE



The following information, although believed to be accurate, is not guaranteed to be so. Buyer should do his own inspections. We assume no liability. The measurements are estimates only. This info is subject to change without notice. The seller does not warrant appliances past day of listing. The greatest compliment we can receive is a personal referral, please tell your friends about us.