

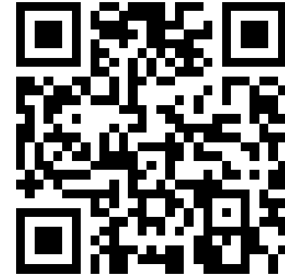
# Ryerson REALTY LLC

2761 Country Lane Circle Eagle Grove, IA 50533-8722  
Phone 515-448-3079 Fax 515-448-5028

[ryerson@goldfieldaccess.net](mailto:ryerson@goldfieldaccess.net)

[www.ryersonauctionrealtyltd.com](http://www.ryersonauctionrealtyltd.com)

<b>Deborah D. Vance Broker</b>	<b>Lisa M. Foust</b>	<b>Michael Ryerson, Sales</b>
Cell 515-689-3715	515-851-1843	Cell 515-689-3728



**Property Location:** 100 Angela Dr., Webster City, IA

**Legal Description:** See abstract for complete legal

**Price:** \$390,000.00 **Price Reduced \$350,000.00**

**Style:** Farmhouse story & ½

**Approx. age construction:** 1905 original concrete 2000: East living room & master BR & bath, 2011 Family room breakfast nook

**# Bedrooms:** 2 up, Master & 4<sup>th</sup> BR or office main

**Siding:** Metal

**Roof age:** 2000/2011

**Lot Size:** 11.03 + 2.5 acres

**House Sq. Ft.:** 3,160

**Garage:** 2011 32X30 htd 8' & 9' door, frig stays, cent vac

**Patio:** 2011 15X13 remote pergola, 2012

**School:** Webster City

## Kitchen Details:

**Cabinets:** oak/custom Solid surface counters

**Frig.:** Black yes

**Cooktop: elec.:** x Wall oven & wall Micro 2017

**Dishwasher:** yes 2 drawer

**Garbage disposal:** yes

**Dining Space:** Breakfast bar & large dining area

**Flooring:** oak laminate

**Living room 2000:** carpet

**Breakfast nook/wine bar 2011:** Oak custom cab wine & mini frig stay, table stools for sale

**Dining room/Family Room 2011:** Ceramic tile

## # Bathrooms:

**Main:** ¾ w/shower off master, ¾ in Laundry w/claw foot tub Htd floors

**Basement:** Full w/tub shower

**Basement:** partial elec stove.

**Furnace:** Lennox, 2015

**Central Air:** yes 2015

**Generator:** Generac whole acreage

**24 Mon. Ave. Elec:** \$ 230.86 Prairie Energy **L P tank:** owned

**Possession:** Cash 60 days from final loan approval Oct 1 or after

**Net Taxes:** \$2394.00 – 2017/2018

## Laundry:

**Location:** Main floor

**Elec.:** X + utility sink

**Washer/Dryer:** Yes

**Water heater:** elec. Marathon

**Water system:** softener can stay/never used

**Elec Panel:** x Breaker

**Sump pumps:** yes w/basement system for seepage

**Septic compliant:** Yes 8/2017

**Well:** 2017 test good

**SHEDS:** 1983 60X120 horse barn w/approx. 8 stalls & 3 standing. Nothing else in barn stays except stalls

1990 24X40 loafing barn

1987 30X64 Bonanza shed

**Electric Fence is ON**



All curtains & blinds stay w/the house. ADT system has not been used a few years. Central vac in house & garage.

Well between house & West shed.

Septic for house East side 2011

For sale items: Dining room table & chairs family room & table & stools in breakfast nook. Basement frig & freezer are nego. Master BR TV stays. 4 cats stay w/acreage.

Property lines: South to center of creek. East to wood post near driveway/RR tracks, road

Easements on both driveways to neighbors to drive through.



The following information, although believed to be accurate, is not guaranteed to be so.

Buyer should do his own inspections to be sure.

The greatest compliment we can receive is a personal referral. Please tell your friends about us."