

Ryerson Realty LLC

2761 Country Lane Circle Eagle Grove, IA 50533-8722

Phone 515-448-3079

Fax 515-448-5028

ryerson@goldfieldaccess.net

www.ryersonauctionrealtyltd.com



Deborah D. Vance, Broker

Cell 515-689-3715

Lisa Foust, Sales

Cell 515-851-1843

Michael Ryerson, Sales

Cell 515-689-3728

Property Location: 107 S. Western, Eagle Grove Iowa 50533

Legal Description: E 10' OF S 59' L1 E.H. & S 50' L 2 EXCTR IN SW COR BLK 4 HEWETTS PARK

Price: \$ 64,900.00

Reduced to \$ 55,000.00

Approx. age construction: 1915

Style: 2 Story Frame

Bedrooms: 3 up 1 down

Siding: steel

Roof age: older

Lot Size: 14' x 128' sub lot 37' x 133'

House Sq. Ft: 1656'

Garage: Det 24' x 28'

Deck/Patio: Enc. Porch

School: Eagle Grove

Kitchen Details:

Cabinets: Birch

Frig.: SS yes

Stove: SS yes

gas: **elec.:** X

Dishwasher: SS yes

Garbage disposal: yes

Dining Space: yes

Flooring: carpet

Living room flooring: carpet

Bathrooms: 2

Main: 1 main 1 up

Laundry: Stack

Location: Main

Dryer: **Elec:** X **Gas:**

Basement: full

Furnace: Base heat/gas

Central Air: yes

24 Mon. Ave. Gas/Elec: 71.00 been vacant

Terms of sale: Cash

Possession: Upon final settlement

Water heater: gas 2010

Elec. Panel: Fuses & breakers

Sump pumps: No **Sewer compliant:** Yes

Net Taxes: \$ 1,098.00 – 2016/2017

This home has a main floor bedroom & bath is a recent addition to the home.

Bergman Plumb. Fort Dodge says there is a large city tile (approx. 36" storm drain, 90% full of dirt) under this house. Furnace has gone bad in 4/17 & sellers will rebate for new furnace at closing of buyers choice



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."