

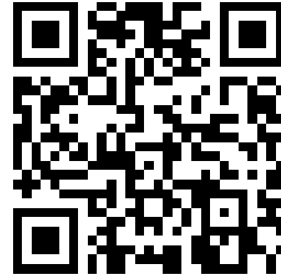
# RYERSON REALTY LLC

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**Property Location:** 107 3<sup>rd</sup> St N Dakota City, IA Garage 103 3rd St N Dakota City, IA  
**Legal Description:**

**Price:** \$ 45,000.00

**Approx. age construction:** 1948

**Style:** Story & 1/2

**# Bedrooms:** 3

**Siding:** Vinyl

**Roof age:** unk

**Lot Size:** 132X155 2 lots

**House Sq. Ft.:** 1,277 sq ft

**Garage:** det

**Kitchen Details:**

**Cabinets:**

**Frig.:** No

**Stove:** No **elec.:** X

**Dishwasher:** No

**Flooring:** tile

**Living room/family flooring:**

Oak floors

**Dining room:** yes, laminate floors

**Family room:** Laminate floors

**# Bathrooms:**

**Main:**

**Basement:** Full unfinished

**Furnace:** Forced heat

**Central Air:** yes

**24 Mon. Ave. Gas:** \$84.00 vacant

**Terms of sale:** Cash

**Net Taxes:** House \$ 714.00 2017-18 Garage \$154.00

**Laundry:**

**Location:** basement

**Washer/Dryer:** no gas or elec hookups

**Water heater:** Richmond gas

**Elec Panel:** breakers

**Sump pump:** yes

**Possession:** Upon final settlement



It is strongly encouraged that an offer includes proof of funds (if cash offer), or pre-approval (if financing) and is requirement for sellers final acceptance. 10% earnest required on all cash offers.

Fannie Mae's First Look marketing period is designed to provide owner occupants and buyers using public funds a "first Look" at Fannie Mae homes. During this time (20 days/listed 9/29/2017), only offers from an owner occupant or buyer using public funds will be considered.

The First Look time clock indicates how much time remains in the First Look marketing period and can be seen on [Homepepath.com](http://Homepepath.com).

**The seller has directed that all offers on this listing must be made online via Homepepath.com.**

**Please go to Homepepath.com to make offer.**

**Buyers are responsible for approximately \$1,500.00 for abstract & misc expenses. Deed will have restrictions that property can't be sold for 90 days for more than 120% of the purchase price for investors.**

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."