

# 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**

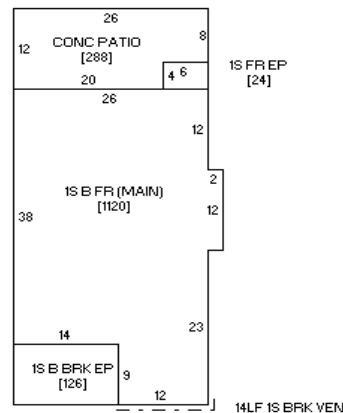
**515-689-3728**

**515-689-8987**

**Property Location:** 117 S Cadwell Ave  
**Legal Description:** S 1/2 OF LOT 13 NW SW  
 S 35' OF N 1/2 OF L17 & N70' OF E 10' OF  
 LOT 16 BLOCK 1 HEWETTS PARK  
**Price Alone:** \$129,000  
**Approximate Age:** 1948  
**Style:** 1 Story  
**Bedrooms:** 3  
**Siding:** Vinyl 2024  
**Roof Age:** 2024  
**Lot Size:** 35'x120' & alley access land  
**House Sq. Ft:** 1,120  
**Garage:** 1 Car  
**Living Room Flooring:** Carpet  
**Bathroom Main:** Full  
**Basement:** 3/4  
**Furnace:** Forced Air  
**Central Air:** Yes 2022  
**24 Mo. Ave. Gas/Elec:** \$140  
**Fireplace:** Yes does not work

**Kitchen Details:**

**Cabinets:** Oak  
**Frig:** Yes  
**Stove:** Yes - Electric  
**Dishwasher:** No  
**Garbage Disposal:** No  
**Dining Space:** Yes  
**Flooring:** vinyl plank 2024  
**Dining Room:** Yes  
**Laundry Location:** Upstairs  
**Washer/Dryer:** Yes - Electric  
**Water Heater:** Gas  
**Elec. Panel:** Breakers  
**Sump Pump:** No  
**Net Taxes:** \$898  
**Terms of Sale/ Possession:** Cash Closing  
 Cash/Upon Final Settlement  
 Garden Shed  
 oak floors under all



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.