

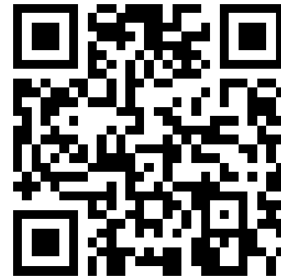
# Ryerson REALTY LLC

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)

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



**Property Location:** 1906 Sandy Beach Rd Clarion, IA 50525

**Legal Description:** Parcel #5 in NW SW 16-92-24 See abstract for complete legal

**Price:** \$ 352,500.00 **Approx. age construction:** 1977 **Style:** Design home/walk out ranch

**NEW PRICE \$325,000.00**

**# Bedrooms:** 2 BR (master walk in closet) main 2 BR down

**Siding:** Wood

**Roof age:** 2000

**Lot Size:** frt 39' sides 100 rear 44

**House Sq. Ft.:** 1,248 each level= 2,496

**Garage:** att 26X22

1903 Sandy Beach: 1/2 owner 2 car gar 684 sq ft.

## Kitchen Details:

**Cabinets:** Wood

**Frig.:** yes

**Stove:** yes **elec.:** X

**Dishwasher:** yes

**Garbage disposal:**

**Dining Space:** Breakfast bar

**Flooring:** vinyl

**Living room flooring:** Carpet- Fireplace

**Dining room:** Carpet

**Basement:** Large Family room w/patio doors & wood burner, w/small kitchen area

## # Bathrooms:

**Main:** 1/2 & 3/4 w/walk in shower

**Basement:** 3/4 utility bath, lift pump 2012

## Laundry:

**Location:** Main

**Washer/Dryer:** yes **Elec:** X

**Heat source:** Electric

**Water heater:** elec

**Central Air:** Window AC

**Elec Panel:**

**24 Mon. Ave. Elec:** \$118.00

**Net Taxes:** House \$3,508.00 – 2017/2018

**Terms of sale:** Cash possession upon final settlement

Shared gar Neighbor to North, split 50/50 \$110. each: \$220.00

LP tank setting on lot is neighbors, neighbor to North Trellis is over property line. Water softener is rented.

Property line North: South edge of side walk, easement to use side walk to get to lower lake deck.

Shared well: Neighbor/Tates take care of it & test water.



*This is a year round home on the Southwest side of the lake so no hot sun on those lazy afternoons*

*on the two deck areas (ground & upper level).*

*Spacious living area & bedrooms set to the back so great views on both levels with fireplaces for cozy winter days. Lower level is open concept with kitchenette great for family & guests.*

*Attached 2 car & additional 2 car shared across the street.*



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."