

# 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**  
515-689-3715

**Michael Ryerson, Sales**  
515-689-3728

**Lisa Foust, Sales**  
515-851-1843

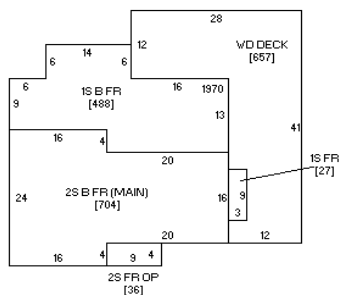
**Property Location:** 206 S Kirkwood Ave  
**Legal Description:** N 138' of W 290' of Lot 1 SW SW  
**Price:** \$135,000  
**Approximate Age:** 1920  
**Style:** Victorian

**Bedrooms:** 5  
**Siding:** Steel  
**Roof Age:** Unknown  
**Lot Size:** 138' X 290'  
**House Sq Ft:** 1,923  
**Garage:** 2 Car Detached  
**School:** Eagle Grove, IA

**Living Room Flooring:** Wood  
**Bathrooms:** 1  
**Basement:** Full  
**Furnace:** Pulse  
**Central Air:** Yes  
**24 Mo. Ave. Gas/Elec:** \$178.00  
**Terms of Sale/Possession:** Cash/Upon Final Settlement

**Kitchen Details:**  
**Cabinets:** Maple  
**Frig:** Yes/Stainless Steel  
**Stove:** Yes/Gas/Stainless Steel  
**Dishwasher:** Yes, does not work  
**Dining Space:** Yes  
**Flooring:** Oak

**Dining Room:** Yes  
**Laundry Location:** Main  
**Washer/Dryer:** No  
**Water Heater:** Gas  
**Elec. Panel:** Fuses  
**Net Taxes:** \$1,824 2017/2018



Large deck / Rocks Stay  
East Bedroom has pipes for  
another bathroom

The following information  
Although believed to be accurate  
Is not guaranteed to be so.  
Buyer should do his own inspections.  
The greatest compliment we can  
Receive is a personal referral,  
Please tell your friends about us.