

RYERSON REALTY LLC

2761 Country Lane Circle
 Eagle Grove, IA 50533
 Phone 515-448-3079
 Fax 515-448-5028



www.ryersonauctionrealtyltd.com ryerson@goldfieldaccess.net

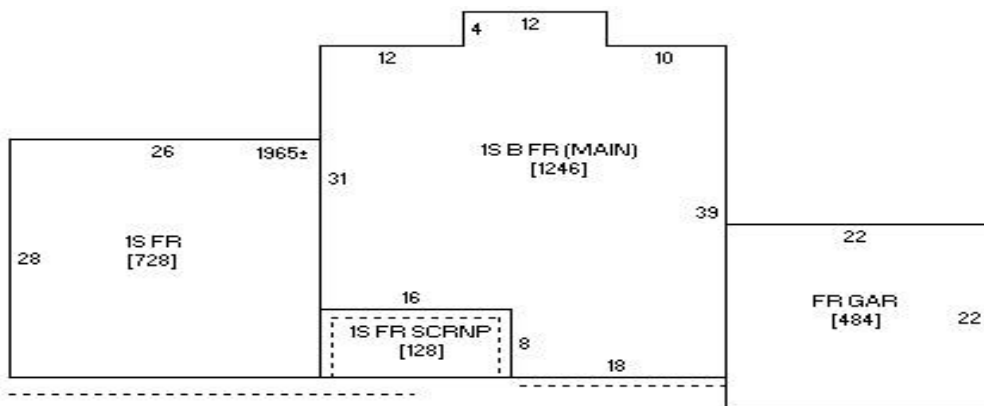
Deborah D Vance, Broker 515-689-3715 Michael Ryerson, Sales 515-689-3728
Todd Swalin 515-689-8987

Property Location: 1003 SW 1st Eagle Grove, IA 50533
Legal Description: S 150' OF N 300' OF W 165' OF LOT 10 NE SE-Abbreviated legal see abstract for complete legal
Price: \$ 219,900.00
Approximate Age: 1955
Style: Ranch

Bedrooms: 2 primary w/master cedar lines closets & large guest.

Primary Bedroom:	Guest Bedroom:	Kitchen Details:
Siding: Brick & composite		Cabinets: wood
Roof Age: 2009 2014 gutters		Counters: laminate
Lot Size: 165X150		Stove: Elec 2018 yes Micro vent fan: yes
House Sq Ft: 1,974		Frig: 2018 yes
Garage: 22X22 2012 gar dr 18' & opener		Dishwasher: 2018 yes
Screened Porch: 16X8		Garbage disposal: yes
Shed: 10X16 2006 wood floor Double doors, electric		Flooring: Luxry Vinyl Tile 2020
Office: or could be craft room, open & bright		Dining yes: yes Builtins
Living Room Flooring: Carpet, wood burning firpl never used		Dining Room: Carpet Builtins
Bathrooms: Master w/shower 3/4, Guest is full, Basement shower/toilet		Laundry Location: Basement
Basement: 1,246 sq ft, Family room w/gas fireplace wall of cabinets		Could go in office elec/drain below in basement
Tons of storage Kitchen w/sink		Washer: yes Dryer: yes gas
Furnace: Hot water/Munchkin, Stein Heating services		Water Heater: 2014 gas
Central Air: yes		Elec. Panel: 200 AMP breaker panel
Generac: House generator, 2014, 8KW, T&R Elec		Windows: All replaced except N gar & basement
24 Mo. Ave. Gas/Elec: \$181.00 power to house & shed underground, whole house switch system.		
Terms of Sale: Cash/Upon Final Settlement Dec 1 or after		Net Taxes: 2022-23 \$3,154.00

Beautifully maintained spacious home on a large lot & "tons" of storage/built-ins, throughout the home.
 Curatins & blinds stay. All ext doors & storm doors replaced 2013. Basement utility & 2nd kitchen LVT flooring.
THIS IS A MUST SEE!!! They don't build them like this anymore.



The following information, although believed to be accurate, is not guaranteed to be so.
 We assume no liability. The measurements are estimates only. Buyer should do his own inspections to be sure.
 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

1