

# RYERSON REALTY LLC

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**Property Location:** 610 N Lincoln Ave Eagle Grove, IA 50533

**Legal Description:** LOT 8 BLOCK 28 WRI 3

**Price:** \$57,000

**Approximate Age:** 1920      **Style:** Bungalow

**Bedrooms:** 2-laminate floors

**Siding:** Vinyl

**Roof Age: House only** Seller will install

**Lot Size:** 50X140

**House Sq Ft:** 819 sq ft

**Garage:** 1 car/12X20' Roof age unk

**Porch:** 7X17' enc front porch

***Kitchen Details:***

**Cabinets:** oak

**Counters:** laminate

**Stove: Gas** Yes

**Frig:** No

**Dishwasher:** yes

**Dining Space:** yes

**Flooring:** carpet

***Living Room Flooring:*** Laminate

***Bathrooms:*** Full bath

***Dining Room:*** Laminate

***Laundry Location:*** Bathroom

**Washer/Dryer:** Yes

**Basement:** None

**Furnace:** 2021 Ducane

**Central Air:** No

**12 Mo. Ave. Gas/Elec:** \$123.00

**Water Heater:** gas

**Elec. Panel:** Breakers

Terms of Sale/Possessor Cash/Upon Final Settlement

**Net Taxes: 2024-25 \$814.00**

**It is a great starter or retirement as well as an income property.**

**2 bedroom bungalow, 1 bath with laundry Frig, stove, frig & dishwasher. & det garage**

**The last tenant left it with cockroaches owner has hired a professional to mitigate it.**

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