

# RYERSON REALTY LLC

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**Property Location:** 1335 255th St, Eagle Grove  
**Legal Description:** 2.5 Acres To Be Determined by Survey  
**Price:** 199000 **NEW PRICE \$175,000.00**  
**Approximate Age:** 1997  
**Style:** Ranch

**Bedrooms:** 3  
**Siding:** Vinyl  
**Roof Age:** 1997  
**Lot Size:** Green Grass as per survey  
**House Sq Ft:** 1288  
**Garage:** 2 Car 24 X 24

**Living Room Flooring:** Carpet  
**Bathrooms:** 2  
**Main:** 1 full & 3/4  
**Basement:** Full  
**Furnace:** Forced Air  
**Central Air:** Yes  
**24 Mo. Ave. Gas/Elec:** \$137  
**Terms of Sale:** Cash  
**Possession:** Upon Final Settlement  
**Pattio:** Yes

City Water, private well  
under white box. Shop  
has Reznor, Steel  
Frame 36' X 60' Utility  
Shed 30' X 30'

### **Kitchen Details:**

**Cabinets:** Oak  
**Frig:** No  
**Stove:** No  
**Gas:** Elec: X  
**Dishwahser:** Yes  
**Garbage Disposal:** Yes  
**Dining Space:** Yes  
**Flooring:** Vinyl

### **Dining Room:**

Yes  
**Laundry Location:** Basement  
**Washer/Dryer:** No/Electric  
**Water Heater:** Gas  
**Elec. Panel:** Fuses  
**Sump Pump:** Yes  
**Water Softner:** No  
**Sewer Ordiance:** Estate Not Required to Update

**Net Taxes:** 2018/2019 - \$1,746.00



The following information, although believed to be accurate, is not guaranteed to be so.

Buyer should do his own inspections to be sure.

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