

# RYERSON REALTY LLC

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**Property Location:** 701 NE 1st St Eagle Grove, IA  
**Legal Description:** S 104' OF LOT 4 & W 50' OF S 104' OF LOT 5 BLOCK 40 CAD 1  
**Price:** \$224,000.00  
**Approximate Age:** 1980      **Style:** Ranch

**Bedrooms:** 3 + one in basement no egress  
**Siding:** Brick  
**Roof Age:** Steel roof  
**Lot Size:** 111X104  
**House Sq Ft:** 1,474 main & 1,474 basement  
**Garage:** Attached 24X26  
2 storage sheds

**Kitchen Details:**  
**Cabinets:** Oak  
**Counters:** Solid surface  
**Stove: Elec** yes      **Micro:** yes  
**Frig:** yes  
**Dishwasher:** Yes 2025      **Garbage disposal:** yes  
**Dining Space:** Breakfast bar  
**Flooring:** vinyl

**Basement:** Bedroom no egress, large game & TV room wood burning fireplace, laundry bathroom

**Living Room Flooring:** Carpet

**Bathrooms:** 3/4 Primary htd tile floors, full main 4 piece,  
3/4 basement

**Laundry Location:** Basement  
**Washer/Dryer:** yes/will be changed out  
**Water Heater:** 2022 gas  
**Elec. Panel:** Breakers

**Furnace:** Forced air

**Central Air:** Yes

**24 Mo. Ave. Gas/Elec:** \$158.00

Terms of Sale/Possessor Cash/Upon Final Settlement

**Net Taxes: 2024-25 \$3,656.00**

Beautiful brick ranch, open concept oak kitchen & living area, primary bedroom walk in glass/tile shower with 3/4 bath with glass & tile custom shower plus 2 bedrooms & a 4 pc. Bath  
Basement has a large family with wood burning fireplace & wet bar also a pool table gaming area & a 4th bedroom with that does not have an egress window, another 3/4 bath with shower in the laundry room, (washer & dryer will be changed out) but a set stays. Attached 2 car garage & a fenced in yard for kiddos & pups. Set on a spacious corner lot across the street from the park & the swimming pool.

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.

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