

# RYERSON REALTY LLC

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**Property Location:** 115 N Lincoln Eagle Grove, IA

**Legal Description:** LOT 2 BLOCK 3

**Price:** \$69,900

**Approximate Age:** 1900

**Style:** Bungalow

**Bedrooms:** 2

**Siding:** Vinyl

**Roof Age:** new 2024 asphalt/steel

**Lot Size:** 70X140

**House Sq Ft:** 1,092 sq ft

**Garage:** 26X30, storage shed on alley  
Heater but not used in years.

**Breezway:** 10X26 **Front porch:** 7X16 updated windows

**Living Room Flooring:** Carpet

**Bathrooms:** 1 full, toilet basement

**Basement:** 1,092 unfinished

**Furnace:** Forced Air New 2024

**Central Air:** No, window & portable AC AC

**24 Mo. Ave. Gas/Elec:** \$173.00

**Terms of Sale/Possessio** Cash/Upon Final Settlement

Net Taxes: 24-25 \$1,176.00

**Great starter home or income property, Large living room, spacious attached garage.**

Storage shed sets on the alley. Seller will leave a like new gas stove but on buyer to hook up after close.

March 1, 2025 or after close date. New sewer. Light switch garage above on rafter next to elec panels

Attic insulation 1 1/2'

**Kitchen Details:**

**Cabinets:** wood

**Counters:** laminate

**Stove: Elec** yes

**Frig:** yes 2022

**Dishwasher:** no

**Dining Space:** yes

**Flooring:** vinyl

**Dining Room:** yes in living room/carpet

**Laundry Location:** Kitchen

**Dryer:** yes elec

**Washer:** yes

**Water Heater:** gas New 2024

**Elec. Panel:** fuses/garage basement/breakers



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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