

# RYERSON REALTY LLC

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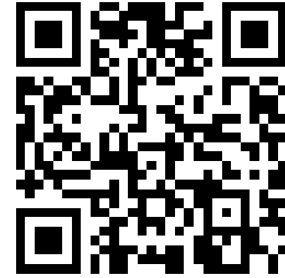
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**Property Location:** 1004 SW 2<sup>nd</sup> Eagle Grove, IA

**Legal Description:** W 1/3 of Lots 1 2 3 & E 1/3 of Lots 10 11 12 Block 7 Bdwy

**Price:** \$ 85,000.00

**Approx. age construction:** 1962

**Style:** Ranch

**# Bedrooms:** 3 spacious w/carpet

**Siding:** Masonite

**Roof age:** unk

**Lot Size:** 89X150

**House Sq. Ft.:** 1,574

**Garage:** 22X14 att 1 car + 6X14 work shop

### Kitchen Details:

**Cabinets:** Birch

**Frig.:** yes

**Cook top:** elec.: X **Oven:** SS wall unit

**Dishwasher:** portable

**Garbage disposal:** yes

**Dining Space:** Yes

**Flooring:** Vinyl

**Living room flooring:** carpet

**Dining room:** Carpet

**4 season room:** 14X14 Family room w/heat/patio doors off dining area

**# Bathrooms:** 1

**Main:** 1 Full

**Basement:** None

**Furnace:** Lenox FA

**Central Air:** yes

**24 Mon. Ave. Gas:** Vacant \$62.00

**Terms of sale:** Cash possession upon final settlement

**Net Taxes:** \$ 1,546.00 2016-17

ADT alarm system, buyer will have to pay subscription. Storage shed in back.

### Laundry:

**Location:** Kitchen

**Washer/Dryer:** Nego

**Water heater:** elec

**Elec Panel:** Breakers

**Sump pump:** No

**Sewer ordinance:** not done

**Windows:** Some updated



**The following information, although believed to be accurate, is not guaranteed to be so.  
Buyer should do his own inspections to be sure.**

The greatest compliment we can receive is a personal referral. Please tell your friends about us."