

# RYERSON REALTY LLC

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**Property Location:** 3320 210th St Goldfield, IA  
**Legal Description:** BEG 377.1'E OF NW CRE474.2'S2DEG 42' W 463.2'W467.3'N1DEG 51'E462.9'TOBEG NWNW  
**Price:** \$299,000 **PRICE ADJUSTMENT \$275,000.00**  
**Approximate Age:** 1926 **Style:** Craftsman story 1/2

**Bedrooms:** 1 main 3 up-w/big closets  
**Siding:** Vinyl  
**Roof Age:** Steel 2012  
**Lot Size:** 4.64 acres  
**House Sq Ft:** 2,332  
**Garage:** Att 2 car  
**Porch:** 8X32' front porch

**Kitchen Details:**  
**Cabinets:** Oak  
**Counters:** Laminate  
**Stove: Elec** yes **Micro/vent:** yes  
**Frig:** yes  
**Dishwasher:** yes  
**Dining Space:** no  
**Flooring:** vinyl

**Living Room Flooring:** carpet  
**Bathrooms:** 3/4 renovated walk in shower Base 1/4

**Dining Room:** yes carpet  
**Laundry Location:** Basement  
**Washer/Dryer:** yes  
**Water treatment equip:** yes  
**Water Heater:** Elec  
**Elec. Panel:** Breaker

**Basement:** Full/Finished Family rm w/wood burner & 3/4 bath

**Furnace:** Heat pump FA

**Central Air:** yes Heat pump 2016

**12 Mo. Ave. Elec:** \$356.00 LP tanks stays, Buyer will pay mrkt @close

Terms of Sale/Possessor Cash/Upon Final Settlement

**Net Taxes: 2022-23 \$1,762.00**

2011 Septic, 2001 Well 175',

Hobby acreage with room for livestock & plenty of room to enjoy the outdoors.

Craftsman home with beautiful original oak woodwork, updated oak kitchen w/open concept kitchen living & dining area. Patio doors to deck off dining area. Beautiful original oak hutch in dining room. Main floor office or play room. 4 Bedrooms: 1 BR main & 3 up with oak floors & big walk in closets. Enclosed front porch for lazy day relaxing. Vinyl siding & steel roof on house so no maintenance. Attached garage. 38' X 70' X 14' pole shed & 16X28 shop, tack room what every you need.

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