

RYERSON REALTY LLC

2761 Country Lane Circle
 Eagle Grove, IA 50533-0877
Phone 515-448-3079
 Fax 515-448-5028
 ryerson@goldfielddaccess.net
 www.ryersonauctionrealtyltd.com



Deborah D Vance, Broker | Michael Ryerson, Sales | Lisa Foust, Sales | Todd Swalin, Sales

515-689-3715

515-689-3728

515-851-1843

515-689-8987

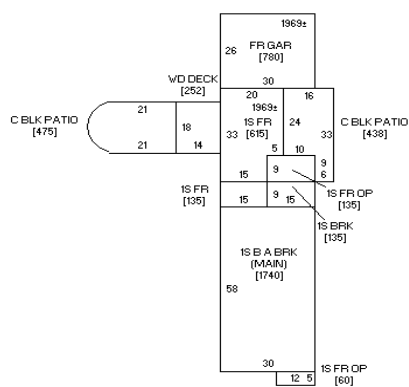
Property Location: 104 McArthur, Woolstock
Legal Description: Lot 1, 2, & 3
Price: \$279,900
Approximate Age: 1900
Style: 1 Story

Bedrooms: 5
Siding: Brick
Roof Age: 2018
Lot Size: 140' X 160'
House Sq. Ft: 3,075
Garage: 2 Car Attached

Living Room Flooring: Wood
Bathroom Main: 2
Bathroom Up: 1/2
Basement: 1
Furnace: Jan-00
Central Air: Yes - 2
Deck: Yes - 2
Fireplace: Yes
24 Mo Av Gas/Electric: \$226
Terms of Sale/Possession: Cash/Upon Final Settlement

Kitchen Details:
Cabinets: Oak
Frig: No
Stove: No
Dishwasher: No
Garbage Disposal: Yes
Dining Space: Yes
Flooring: Walnut
Dining Room: Yes
Laundry Location: Main
Washer/Dryer: No
Water Heater: Electric
Elec. Panel: Breakers
Sump Pump: Yes
Water Softener: Yes - Owned 2019
Net Taxes: \$3,838 2020/2021

Sewer Injector Pump
2009 Furnace & Air
Beam Central Vac
Heaters in Garage - Not Used
Playground Stays
LP \$2,500 last year / tank owned



- *12X72 window in dining room by fireplace has been replaced and inside work will be completed within the month
- *Basement backed up February 2020, so there was some damage to the walls in order to get access to the cleanouts the bar was damaged. Since it was cleaned out and opened up we have not had any backup since. All will be repaired this coming November/December, this includes drywall/tile/bar top and floor. Some of the piping will be updated and access doors made for the clean outs
- * Behind the shower in the basement we had a pipe break and leak caused damage. The pipe is repaired but the wall has not. It will be repaired within the next month
- *Open space next to the fireplace in the dining room is an indoor grill

The following information, although believed to be accurate, is not guaranteed to be so. Buyer should do his own inspections. We assume no liability. The measurements are estimates only. 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.