

RYERSON REALTY LLC

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Property Location: 1400 N Iowa Eagle Grove, IA
Legal Description: A .9 AC tract in NE SW-See abstract for complete legal
Price: \$249,000.00 **NEW PRICE #210,000.00**

Approximate Age: 2016-18
Style: Steel frame utility shed w/office & bathroom

Building details:

Size: 76X40 -16' High
Doors: 14X14 3" openers w/remotes R19 Front & back
Floors: Concrete 5-6" Floor drains Footing 36' + deep 24" W
Walls: 3 1/2"+ foam + R19 (6')
Heat: Radiant heat 2-125,000 Reznor units
Electric: 3 phase elec 3-220 outlets
Lighting: Florescent & ceiling fans
Roof: Heavy gauge steel roof/ceiling insul 6 1/2" + of foam
Small loft area extra storage.

Office/bathroom:

Size: Office/bath 11X32 10' High
Floors: ceramic tile
Walls: Sheet rock
Bathroom: toilet sink Drinking fountain 29 KW on demand water heater

Sewer Compliant: yes

Terms of Sale/Posession: Cash/Upon Final Settlement

Net Taxes: \$3,888.00 - 2022/2023

This is a new exceptionally nice steel framed building, with lots of insulation, beautiful office area & bath.

Air compressor with numerous quick connects stays w/building

The following information, although believed to be accurate, is not guaranteed to be so.

Buyer should do his own inspections to be sure.

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