

# RYERSON REALTY LLC

2761 Country Lane Circle  
Eagle Grove, IA 50533-0877  
**Phone 515-448-3079**  
Fax 515-448-5028  
ryerson@goldfieldaccess.net  
[www.ryersonauctionrealtyltd.com](http://www.ryersonauctionrealtyltd.com)



**Deborah D Vance, Broker**  
**515-689-3715**

**Michael Ryerson, Sales**  
**515-689-3728**

**Lisa Foust, Sales**  
**515-851-1843**

**Property Location:** 307 N Washington Eagle Grove, IA 50533  
**Legal Description:** Lots 11 & 12 E 1/2 of Lot 10 Block 6 Cox  
**Price:** \$89,000  
**Approximate Age:** 1917

**Style:** Bungalow

**Bedrooms:** 3  
**Siding:** wood  
**Roof Age:** unk  
**Lot Size:** 75X100  
**House Sq Ft:** 1,018  
**Garage:** 16X24 new dr 2020/new opener 2021  
**Porch:** 8X22  
**Patio:** wood & paver patio w/fenced yard

**Kitchen Details:**  
**Cabinets:** Birch  
**Counters:** Formica/painted  
**Stove:** Elec-yes **Microvent fan:** yes  
**Frig:** yes  
**Dishwasher:** yes  
**Dining Space:** no  
**Flooring:** slate tile

**Living Room Flooring:** Orig oak refinished  
**Bathrooms:** 1 full & shower basement

**Dining Room:** Oak floors built in cabinets  
**Laundry Location:** Basement  
Washer: yes Dryer: yes elec

**Basement:** Unfinished  
**Furnace:** Lenox  
**Central Air:** Yes  
**24 Mo. Ave. Gas/Elec:** \$154.00

**Water Heater:** gas  
**Elec. Panel:** Breakers

**Terms of Sale:** Cash Possession: Upon Final Settlement Net Taxes: 20-21 \$1,308.00

**Cute Bungalow with lots of original charm: Oak floors, built-ins, bookcase colonades.**

Spacious fenced yard (seller fixing broken posts) & deck. Attic has potential for Master BR or family room. Full/dry basement with tons of storage. Det 1 car.  
Light switch for glass front dining room cabinets on wall above frig.

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