

# RYERSON REALTY LLC

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**Property Location:** 422 S. Iowa  
**Legal Description:** Lot 7 & S 15' of Lot 8 Block 23 orig.-see abstract for complete legal  
**Price:** \$119,900 **NEW PRICE \$105,000.00**  
**Approximate Age:** 1910  
**Style:** s story frame

**Bedrooms:** 4  
**Siding:** steel/wood & vinyl shakes  
**Roof Age:** slate  
**Lot Size:** 65 x 140  
**House Sq Ft:** 2,166  
**Garage:** 28 x 24  
**Porch:** back  
**School:** Eagle Grove

**Kitchen Details:**  
**Cabinets:** painted, doors in basement for one off  
**Frig:** yes  
**Stove:** yes Elec: x  
**Flooring:** original maple  
**Dishwasher:** no  
**Dining Space:** yes

**Living Room Flooring:** carpet/Fireplace orig oak mantle  
**Family room:** Oak floor with inlay  
**Bathrooms:** 1/2 main 3/4 bsmt  
**Up:** full  
**Basement:** yes, full new foundation 1975  
**Furnace:** Hot water-1991 SS direct vent  
**Central Air:** 4 window units  
**24 Mo. Ave. Gas/Elec:** \$165.00  
**Terms of Sale/Possession:** Cash/Upon Final Settlement

**Dining Room:** Yes, oak floors  
**Laundry Location:** basement  
**Elec:** x  
**Washer/Dryer:** elect.  
**Water Heater:**  
**Elec. Panel:** 1992 new service most of house, rewired  
**Sewer Compliant:** not inspected yet  
**Property Taxes:** Net Taxes: 2018/2019 \$ 1,476.00

***This was Govenor Blues house moved in 1975 to this location, beautiful oak wood  
Fire place oak mantel/never used, pocket doors, coffered ceilings, lots of charm. Front & back porch. Corner lot.  
Excess orig trim in basement stays, all curtains & blinds***

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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