

# 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**

**Property Location:** 1081 Buchanan Renwick, IA (Mailing address 1081 Buchanan Corwith, IA) Move mail box to get Renwick

**Legal Description:** 6-93-26 Wright Co, IA See abstract for complete legal.

**Price:** \$207,000

**Approximate Age:** 1977

**Style:** ranch

**Michael Ryerson, Sales**

**515-689-3728**

**Lisa Foust, Sales**

**515-851-1843**

**Bedrooms:** 3 main 1 down htd flr, potential for another

**Siding:** Vinyl

**Roof Age:** Steel 2015/6 & 4" gutters

**Lot Size:** 3.96 acres

**House Sq Ft:** 1984 main/full basement

**Garage:** 3 car att 9x7' drs, Insul & LP heater, dog kennel & cab stay

**Patio/deck:** 12X16 deck

**Shed:** 40X90/25X25 concrete 12X10H door & large Fire pit area

**Kitchen Details:** under counter lights

**Cabinets:** wood w/desk area

**Microwave:** SS/yes

**Stove: Elec** SS/yes

**Frig:** SS/yes

**Dishwasher:** SS/yes

**Dining Space:** yes & island

**Flooring:** Ceramic tile heated

**Living Room Flooring:** Laminate 14.11X26.4

**Family Room/Game room:** 2017 reno Ceramic tile 46.9X13.9. Egress so could be another bedroom

**Bathrooms:** Master full, main full, laundry 1/2, Base 3/4 **Laundry Location:** Main in 1/2 bath (NEW)

**Basement:** 64X30

**Furnace:** Pulse Firced air

**Central Air:** yes 2012

**Dryer:** yes/elec

**Washer:** yes/elec frt load

**Water Heater:** 2018 50 gal 2018

**Elec. Panel:** 200 AMP breaker

9 Mo. Ave. Elec: \$175.00 LP tank stays approx 12-1500 gal yr LP/Gar set 60 degrees

**Terms/Possession:** upon Cash/Upon Final Settlement **Net Taxes:** 2020-19 \$2,508.00

Very spacious home with many recent updates, nice sized acreage with great gar & shed.

**GENERAL INFO:** Wood burning fireplace reno to gas not legal unhooked. Central vac house & gar.

Septic is 2012 & seller will do required inspect, Sofftner /Kinetic system stay

Shed has 30 Amp camper hook up & 3 switch goes to plug E of shed, well under windmill & insulated.

Det 2 car/turned ck coop. Tractor & mower for sale offer sep. 2017 Ext & orig laundry rm sump.

Disconnect on pole by ditch frt yrad.



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.

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