

RYERSON REALTY LLC

2761 Country Lane Circle
Eagle Grove, IA 50533-0877

Phone 515-448-3079

Fax 515-448-5028

ryerson@goldfielddaccess.net

www.ryersonauctionrealtlyltd.com



Deborah D Vance, Broker | Michael Ryerson, Sales | Todd Swalin, Sales
515-689-3715 | 515-689-3728 | 515-689-8987

Property Location: 305 S Tracy
School District: Clarion Goldfield Dows
Legal Description: Lots 14 & 15 Block 3 Original
Price: \$70,000
Approximate Age: 1900
Style: 1 1/2 Story Frame

Bedrooms: 3
Siding: Wood
Roof Age: Various Age
Lot Size: Two Lots of 66' X 122'
House Sq. Ft: 1,326
Garage: 2 Car Unattached

Living Room Flooring: Carpet
Bathroom Main: 1
Basement: None
Furnace: Forced Air
Central Air: Yes
12 Mo Av Electric: \$266
Terms of Sale/Possession: Cash/Upon Final Settlement

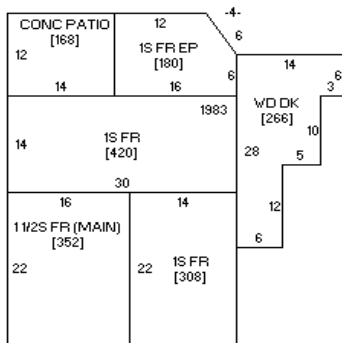
Kitchen Details:

Cabinets: Pine
Frig: Yes
Stove: Yes
Dishwasher: Yes
Dining Space: Yes
Flooring: Carpet

Eat In Kitchen: Yes

Laundry Location:

Washer/Dryer: Yes - Electric
Water Heater: Gas - 4 years old
Elec. Panel: Breakers
Net Taxes: \$492 2022/2023
 LP Tank rented from W & H Coop



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.