

# RYERSON REALTY LLC

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**Property Location:** 2677 Hancock Ave Eagle Grove, IA 50533

**Legal Description:** A TR IN SE COR OF NE SE & A TR IN NE COR OF SE SE: NE SE EXC A TR IN SE COR A TR IN THE NW COR OF SE SE: Plus a 1.513-acre parcel is not on assessor page, see the documents

**Price:** \$799,000

**Approximate Age:** 2004 **Style:** Ranch

<b>Bedrooms:</b> 4	<b>Kitchen Details:</b> Oak/bottom cab pull out shelves
<b>Siding:</b> 3 sides Brick & 1 cement board	<b>Cabinets:</b> Merillat Cabinets
<b>Roof Age:</b> 2004	<b>Counters:</b> Laminate
<b>Lot Size:</b> 50.76 acres	<b>Stove: Elec</b> Yes SS <b>Microvent fan:</b> yes
<b>House Sq Ft:</b> 2,368 main 2,160 basement	<b>Frig:</b> Yes SS
<b>Garage:</b> 3 car, 32X36, htd flrs Geo therm, non slip laqured epoxy 20:	<b>Dishwasher:</b> Yes SS
<b>Frnt patio:</b> concrete 28X16 <b>Lower:</b> 56X13'	<b>Dining Space:</b> Breakfast bar island 4
<b>Upper deck:</b> Large composite, elec awning	<b>Flooring:</b> Ceramic tile
<b>Family room:</b> Carpet elec fireplace	<b>Dining Room:</b> 3/4" Hickory
<b>Living Room Flooring:</b> 3/4" Hickory floors	<b>Laundry Location:</b> Main w/pantry
<b>Bathrooms:</b> Primary 4 pc, Full main, 1/2 gar, 3/4 base	<b>Washer/Dryer:</b> Yes + freezer & iron board
<b>Basement:</b> Family room, BR, craft & workshop, Geo thermal heated floors, footing tile	<b>Water treatment equip:</b> Yes 2004
<b>12 Mo. Ave. Elec:</b> \$195.00 KW export\$ see docs	<b>Water Heater:</b> 2004 Yes elec
<b>Furnace/CA:</b> 2014 Geo thermal/pump & dump in pond	<b>Elec. Panel:</b> Breaker
uses 8 gal minute 3 stage 1.floor heat 2.upstairs 3. garage	<b>Windows:</b> Marvin <b>Doors:</b> Steel Taylor
<b>Generac:</b> 18 KW Buried 200 gal LP tank to power	<b>Net Taxes: 2024-25 \$4,952.00 + 1.5 acres unk</b>
<b>Terms of Sale/Possession:</b> 45 days from loan approval	

**This is an amazing property with so much info be sure to read all documents:**

**Well built custom home with a lot of extras:** Sun blocking drapes/blinds stay, **CRP income 2023 was \$6,647.00**

FSA windbreak contract 10/1/2036 exp, pressure tank 2022, boiler for garage in utility rm hardly ever comes on, lift station outside for base bath, artisian well 112' drains to pond & South PVC runs gutters, never water in basement check valve South side pond so the pond can flow into the creek but not back in the pond

Originally stocked channel cat, blue gil, now bullheads also, doc is old semi trailer stay in all year, metal tile is 12' high on

North side pond, playground equip stays, 4" thick black top 2022, concrete 5 1/2" w/rebar, 8"base concrete walls

foam filled, Basement walls fiberglass or styrofoam inside, spray foam upstairs, 3 yrs ago 24" blown in attic added

lots of buried concrete on the property before purchased, Seller will take all yard items & personal rocks/signs,

air compressor in garage stays, attic access garage to enter house, 30 solar panels on 2 solar trees

**The Shed:**2009 40X50 elec concrete floor 12' OH door 12' walls.**The other shed:**27X40 elec concrete OH door, air comp stays.



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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