

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

**Michael Ryerson, Sales 515-689-3728**  
**Todd Swalin 515-689-8987**

**Property Location:** 511 NW 3rd Eagle Grove, IA  
**Legal Description:** W 60' OF LOT 6 &  
W 60' OF LOT 7  
**Price:** \$119,900  
**Approximate Age:** 1900  
**Style:** Bungalow  
**Bedrooms:** 3 - oak floors  
**Siding:** Vinyl 2008  
**Roof Age:** Asphalt 2004  
**Lot Size:** 60X65 Fenced yard  
**House Sq Ft:** 862  
**Garage:** Det 2 car -2004 peak roof aded

**Living Room Flooring:** Oak floors  
**Bathrooms:** 1 Full renovated - 2016  
Basement: Partial 431 Sq ft no finish, Laundry sink  
**Furnace:** Lenox  
**Central Air:** yes  
**24 Mo. Ave. Gas/Elec:** 80 Mid American Energy saver

**Kitchen Details:** 2020  
Cabinets: White Klearvue  
Counters: White & gray laminate  
Stove: 2001 Gas/5 burner Samsung Nego  
Micro vent: 2001 yes  
Frig: 2021 Samsung Nego  
Dining Space: yes  
Flooring: Vinyl plank  
**Dining Room:** No  
**Laundry Location:** Basement  
Dryer: No/gas  
Washer: No  
Water Heater: Gas  
Elec. Panel: Breaker 2004-90% rewired  
Windows: Vinyl plank 2008-Kit 2020  
Water softener: Stays  
Net Taxes: 21-22 \$976.00

Terms of Sale/Possessor Cash/Upon Final Settlement

**Beautiful tastefully renovated Bungalow with tons of charm & updates, MOVE IN READY.**

Beautiful new Kitchen 2020, Security System ADT, Vinyl fence to East owned by seller,  
2004 Exterior doors & storms,



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