

# RYERSON REALTY LLC

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**Property Location:** 808 NW 1st Eagle Grove, IA 50533  
**Legal Description:** N60' OF E15 OF L13, N60' OF L14 & ALLEY ADJ ON E BLOCK 4 HEWLP  
**Price:** \$115,000 **Price Improvement \$107,500.00**  
**Approximate Age:** 1958  
**Style:** ranch

**Bedrooms:** 3  
**Siding:** steal  
**Roof Age:** 6-7 years old  
**Lot Size:** 60X60 3,600 Sq. Ft.  
**House Sq Ft:** 1,064 Sq. Ft.  
**Garage:** 1 stall attached  
**Patio/porch:** back porch/garage storage

**Kitchen Details:** hard wood  
**Cabinets:** pine  
**Counters:** laminate  
**Stove: Elec** yes  
**Frig:** yes  
**Dishwasher:** no but garbage disposal  
**Dining Space:** yes  
**Flooring:** pine

**Living Room Flooring:** Carpet  
**Bathrooms:** 1  
**Up:** 1  
**Basement:** full unfinished  
**Furnace:** lennox  
**Central Air:** yes new 2022  
**24 Mo. Ave. Gas/Elec:** \$129.00  
**Terms of Sale/Possessor:** Cash/Upon Final Settlement

**Dining Room:**  
**Laundry Location:** basement  
**Dryer:** yes  
**Washer:** yes  
**Water Heater:** 2016  
**Elec. Panel:** replaced fall 2021  
**Windows:**  
**Net Taxes: 22-23** 1,218.00



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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