

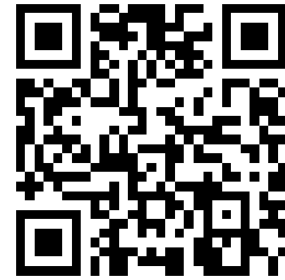
# RYERSON REALTY LLC

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**Property Location:** 209 S Western Eagle Grove, IA 50533

**Legal Description:** S 30' of Lot 1 & Alley adj same on S block 5 Hewett's park

**Price:** \$ 43,000.00

**Approx. age construction:** 1950

**Style:** Bungalow

**# Bedrooms:** 2 ( 1 w/carpet 1 w/laminate)

**Siding:** vinyl

**Roof age:** unknown

**Lot Size:** 50X127

**House Sq. Ft.:** 984

**Garage:** None

**Storage shed:** small metal shed

## Kitchen Details:

**Cabinets:** Oaks

**Frig.:** yes

**Stove:** yes 2015 **gas:** X

**Dishwasher:** No

**Garbage disposal:** No

**Dining Space:** No

**Flooring:** wood laminate

**Living room flooring:** Carpet

**Dining/family room:** Yes laminate

## # Bathrooms:

**Main:** 3/4

**Basement:** Utility 3/4 w/shower

## Laundry:

**Location:** Bedroom on main but place in basement by shower

**Washer/Dryer:** yes Plug is bad on dryer.

**Furnace:** Forced air approx. 2003

**Central Air:** yes age unk

**Basement:** Full unfinished

**24 Mon. Ave. Gas:** \$112.00

**Possession:** Upon final settlement **Terms of sale:** cash

**Water heater:** gas

**Elec Panel:** breaker

**Sump pump:** No

**Sewer ordinance:** Not inspected yet

**Net Taxes:** \$814.00 2016-17

Cute bungalow w/2 BR 1 bath, laundry on main in extra BR but could be moved to basement. Great family room off back with eating area & TV area with patio doors to fenced back yard.

Property line in back is fence. There is a 65X68' (N 68' OF E 65' OF LOT 1 SE SE) parcel that was with previous owner & then foreclosed on so they have no access. Has been used as a garden area & current owner along with neighbor to North of lot maintain it.



The following information, although believed to be accurate, is not guaranteed to be so.  
Buyer should do his own inspections to be sure.

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