

# Ryerson REALTY LLC

2761 Country Lane Circle Eagle Grove, IA 50533-8722

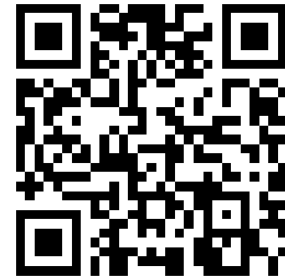
Phone 515-448-3079

Fax 515-448-5028

[ryerson@goldfieldaccess.net](mailto:ryerson@goldfieldaccess.net)

[www.ryersonauctionrealtyltd.com](http://www.ryersonauctionrealtyltd.com)

**Deborah D. Vance Broker Lisa Foust Sales Michael Ryerson Sales**  
515-689-3714                      515-851-1843                      515-689-3728



**Property Location:** 3033 Hwy 17, Eagle Grove, Ia. 50533

**Legal Description:** SE NW EXC-PAR C 15-90-26

**Price:** \$95,000.00

**Approx. age construction:** 1895

**Style:** 2 Story Frame

**# Bedrooms:** 7

**Siding:** cedar

**Roof age:** old

**Lot Size:** 2.3 acres m/l as per legal survey

**House Sq. Ft.** 696 +800 2 story

**Shed:** 2000 40'x50'

**Porch:** enclosed frt. porch

**School:** Eagle Grove

**Open patio**

**Living room flooring:** carpet

**Kitchen Details:**

**Cabinets:** pine

**Frig.:** yes

**Stove:** yes                      **gas:**                      **elec.:** x

**Dishwasher:** no

**Garbage disposal:** no

**Dining Space:** eat in

**Flooring:** carpet

**Dining room** no

**# Bathrooms:** 1

**Main:** 1 shower

**Basement:** 1/2

**Furnace:** F/A

**Central Air:** yes

**24 Mon. Ave. Gas/Elec:** \$ Vacant

**Terms of sale:** Cash

**Possession:** Upon final settlement

**Laundry:**

**Location:** main

**Elec.:** yes

**Washer/Dryer:** yes

**Water heater:** yes

**Elec Panel:** Breaker

**Sump pumps:** No                      **Sewer compliant:** yes

**Net Taxes:** To be determined upon division

Shed- 1/2 concrete                      No Heat on the 2<sup>nd</sup> Floor  
LP tank owned

**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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