

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

Deborah D Vance, Broker
515-689-3715

Michael Ryerson, Sales
515-689-3728

Lisa Foust, Sales
515-851-1843



Property Location: 2531 Elm Lake Lane Clarion, IA
Legal Description: Lot 14 Lot 10 Lot 3 in Parcel A - see abstract for complete legal
Price: \$269,900
Approximate Age: 2000 Mian house 2009 East side house 2001 Garage
Style: Story & 1/2

Bedrooms: 2(1 main 10x12m 2nd loft)metal desk stays
Siding: log faced
Roof Age: Asphalt & steel
Lot Size: see survey 3 parcels approx .98
House Sq Ft: 1,420
Garage: 912 sq ft det 2 car Apt above built 2001
New Storage shed 8 x 21 2017
School: Clarion
Decks: N 6X30' pond view W 23X23 facing lake & S large open front porch, sm deck off master

Kitchen Details:
Cabinets: Maple
Frig: yes
Stove/Micro: yes 2015 both
Elec: x
Dishwahser: yes
Dining Space: Breakfast bar & stools
Flooring: wood

Living Room Flooring: 17x11 hard wood oak cab. on wall & buffet, stays **Dining Room:** 11x12 Ceramic tile

Family Room: 23x18 2009 built, heated floors, wood burning fireplace with stone & log mantle, stain glaas nego

Loft above garage: Valuted ceiling "CUTE" 2 BR 8x13 & 9x19, 2 full bath 6x6 & 4x8,w/sink &

Small area for dining open to living 15x11m great place for guests. Separate fur CA & Water heater & rented water softner

Bathrooms: Full & 1/2

Laundry Location: main/white cab stay

Basement: Crawl space

Washer/Dryer: stays white cab. Stays

Furnace: Forces air

Water Heater: Power vent Gas: x

Central Air: Yes

Elec. Panel: Breakers

24 Mo. Ave. Elec: \$160.00 LP tank stays

Net Taxes: 2017-18 \$2,220,00

Terms of Sale/Possession: Cash/Upon Final Settlement

HOA: Well \$50. Road fund \$50. per year +

Septic: seller will do N of House & apt E of garage shared

dock stays, frig freezer garage stays, dock stays, all curtains & blinds stays,

dog kennel stays, rented Culigan softener, New storage shed 8 x 21.

Items for sale from owner: Boat & lift & golf cart

The following information, although believed to be accurate, is not guaranteed to be so.

Buyer should do his own inspections to be sure.



The greatest compliment we can receive is a personal referral, please tell your friends about us

