

RYERSON REALTY LLC

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Property Location: 1570 170th St Clarion, IA
Legal Description: Sec/Twp/Rng 12-92-26 PARCEL A IN
Price: \$143,900.00
Approximate Age: 1951
Style: ranch

Bedrooms: 3
Siding: Alum
Roof Age: 2019 fall
Lot Size: 2.7
House Sq Ft: 1,232
Garage: Att 2 car
School: Clarion-Goldfield-Dows

Kitchen Details:
Cabinets: Painted
Counters: Laminate
Stove: Elec No, Micro: Stays
Frig: No
Dishwasher: None
Dining Space: No
Flooring: Carpet

Living Room Flooring: Carpet
Bathrooms: 1 main, Base 3/4

Dining Room: yrs
Laundry Location: Basement
Dryer: No
Washer: No
Water Heater: Elec 6yrs old
Elec. Panel: Breakers 200 AMP
Windows: Vinyl Window World \$50. move warranty
Net Taxes: 2020-21 \$858.00

Basement: Full unfinished
Furnace: Rheem Pellet/wood burner
Central Air: yes 2018
12 Mo. Ave. Elec: Boone Valley \$
Terms of Sale/Possessor: Cash/Upon Final Settlement

Sellers will put a new septic if that's what's negotiated, but buyer to pay for lift station for basement.

Gas stove & freezer in basement stay. Chimneys from burners in basement have been removed to under roof.

Burn pit & dog statue in front of house do not stay.



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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