

# RYERSON REALTY LLC

2761 Country Lane Circle  
Eagle Grove, IA 50533-0877

**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 515-689-3715**

**Michael Ryerson, Sales 515-689-3728**

**Todd Swalin 515-689-8987**

**Property Location:** 601 SE 1st St. Eagle Grove, IA 50533  
**Legal Description:** LOT 7 & W 1/2 OF LOT 8 BLOCK 47 CAD 2ND  
**Price:** \$135,000  
**Approximate Age:** 1924  
**Style:** 2 Story Frame

**Bedrooms:** 5  
**Siding:** Steel  
**Roof Age:** unknown  
**Lot Size:** 75'X140' .24 acres  
**House Sq Ft:** 2190 Sq. Ft.  
**Garage:** 3 car detached  
**Patio/porch:** Front Porch 9'X24'  
Wooden Deck

**Kitchen Details:** lenoleum  
**Cabinets:** wood painted white  
**Counters:** lenoleum  
**Stove:** gas yes  
**Frig:** yes  
**Dishwasher:** yes  
**Dining Space:** yes  
**Flooring:** Hard wood

**Living Room Flooring:** Hard wood  
**Bathrooms:** 3  
**Up:** 3/4 bath upstairs  
**Basement:** toilet, shower, sink  
**Furnace:** 1982 lennox pulse  
**Central Air:** yes  
**24 Mo. Ave. Gas/Elec:** \$253.00  
**Terms of Sale/Possessor:** Cash/Upon Final Settlement

**Dining Room:** Hard wood  
**Laundry Location:** Main Floor in mud room  
**Dryer:** yes  
**Washer:** yes  
**Water Heater:** 1998  
**Elec. Panel:** breakers  
**Windows:** some newer double hung  
**Net Taxes:** 22-23 \$2,402.00



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.

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



