

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
Lisa Foust, Sales 515-851-1843

Michael Ryerson, Sales 515-689-3728
Todd Swalin 515-689-8987

Property Location: 511 NW 3rd Eagle Grove, IA
Legal Description: W 60' OF LOT 6 &
W 60' OF LOT 7
Price: \$119,900
Approximate Age: 1900
Style: Bungalow
Bedrooms: 3 - oak floors
Siding: Vinyl 2008
Roof Age: Asphalt 2004
Lot Size: 60X65 Fenced yard
House Sq Ft: 862
Garage: Det 2 car -2004 peak roof aded

Living Room Flooring: Oak floors
Bathrooms: 1 Full renovated - 2016
Basement: Partial 431 Sq ft no finish, Laundry sink
Furnace: Lenox
Central Air: yes
24 Mo. Ave. Gas/Elec: 80 Mid American Energy saver

Kitchen Details: 2020
Cabinets: White Klearvue
Counters: White & gray laminate
Stove: 2001 Gas/5 burner Samsung Nego
Micro vent: 2001 yes
Frig: 2021 Samsung Nego
Dining Space: yes
Flooring: Vinyl plank
Dining Room: No
Laundry Location: Basement
Dryer: No/gas
Washer: No
Water Heater: Gas
Elec. Panel: Breaker 2004-90% rewired
Windows: Vinyl plank 2008-Kit 2020
Water softener: Stays
Net Taxes: 21-22 \$976.00

Terms of Sale/Possessor Cash/Upon Final Settlement

Beautiful tastefully renovated Bungalow with tons of charm & updates, MOVE IN READY.

Beautiful new Kitchen 2020, Security System ADT, Vinyl fence to East owned by seller,
2004 Exterior doors & storms, 10/20/21 Radon mitigation 5 yr warranty.

Nest thermostat will be removed & replaced with standard thermstat before close



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