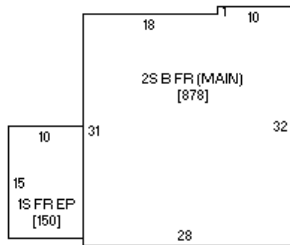
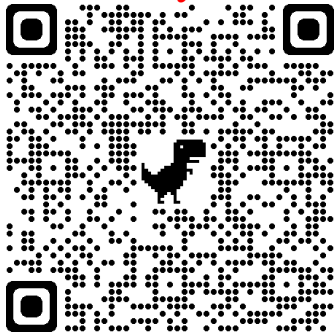


# Ryerson REALTY LLC

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Cell 515-689-3715

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

**Property Location:** 716 West Broadway, Eagle Grove  
**Legal Description:** LOT 8 & 1/2 OF LOT 9 BLOCK 3 HEWETTS PARK  
**Price:** \$159,900 **NEW PRICE \$149,000.00**  
**Approx. age construction:** 1915  
**Style:** 2 Story

**# Bedrooms:** 4  
**Siding:** Wood  
**Roof age:** Asphalt: 2017  
**Lot Size:** 45' x 140'  
**House Sq. Ft.:** 1,756  
**Garage:** 2 Car ~ 24' x 26' with openers – detached 1994  
**Porch:** Yes ~ great 3 season sun porch on main level  
**Patio:** Yes  
**School District:** Eagle Grove  
**Living room flooring:** New Carpet (hardwood underneath)

**# Bathrooms:**  
**Main:** 1 up with tub  
**Basement:** Shower and toilet stall  
**Furnace:** Pulse  
**Central Air:** Yes  
**24 Mon. Ave. Gas/Elec:** \$127.00  
**Terms of sale:** Cash  
**Possession:** Upon final settlement

**Kitchen Details:**  
**Cabinets:** Oak  
**Frig.:** Yes ~ stays  
**Stove:** Yes ~ stays **gas: elec.: XX (Gas stove in basement)**  
**Dishwasher:** Yes ~ stays  
**Garbage disposal:** Yes  
**Dining Space:** Yes  
**Flooring:** New Carpet (hardwood floors underneath)  
\*\*\* New ceilings were put in after the explosion – spray-foam insulation. Blown-in insulation in attic. All curtains and blinds stay. Gorgeous oak woodwork and built-ins throughout the house!!!  
**Dining room:** Yes ~ great size

**Laundry:** Yes  
**Location:** Basement (laundry chute)  
**Washer/Dryer:** ~ stays Gas  
**Water heater:** Yes - Gas  
**Elec Panel:** Breakers  
**Sump pumps:** No

**Net Taxes:** \$1,664.00 2020/2021



The following information, although believed to be accurate, is not guaranteed to be so and can change without notice. Buyer should do his own inspections to be sure. We assume no liability. Measurements are estimates only. Seller does not warrant appliances past day of closing.

*The greatest compliment we can receive is a personal referral. Please tell your friends about us.*