

RYERSON REALTY LLC

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Property Location: 1400 N Iowa Eagle Grove, IA
Legal Description: A .9 AC tract in NE SW-See abstract for complete legal
Price: \$249,000.00 **NEW PRICE #210,000.00**

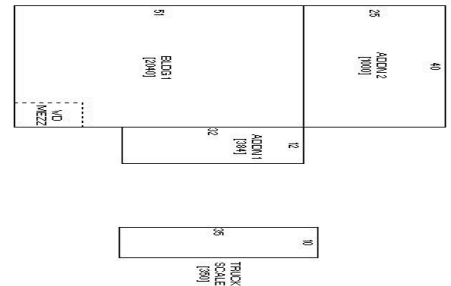
Approximate Age: 2016-18
Style: Steel frame utility shed w/office & bathroom

Building details:

Size: 76X40 -16' High
Doors: 14X14 3" openers w/remotes R19 Front & back
Floors: Concrete 5-6" Floor drains Footing 36' + deep 24" W
Walls: 3 1/2"+ foam + R19 (6')
Heat: Radiant heat 2-125,000 Reznor units
Electric: 3 phase elec 3-220 outlets
Lighting: Florescent & ceiling fans
Roof: Heavy gauge steel roof/ceiling insul 6 1/2" + of foam
Small loft area extra storage.

Office/bathroom:

Size: Office/bath 11X32 10' High
Floors: ceramic tile
Walls: Sheet rock
Bathroom: toilet sink Drinking fountain 29 KW on demand water heater
Terms of Sale/Possession: Cash/Upon Final Settlement **Net Taxes:** \$3,888.00 - 2022/2023



This is a new exceptionally nice steel framed building, with lots of insulation, beautiful office area & bath.

Air compressor with numerous quick connects stays w/building

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