

# Ryerson REALTY LLC

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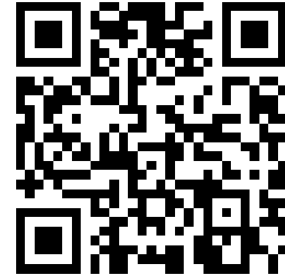
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**Property Location:** 616 S. Jackson Ave. Eagle Grove, IA 50533

**Legal Description:** N 70' of S 78' of W 150' of Lot 4 Exc E 5' NE NE 34-91-26

**Price:** \$124,900.00

**Approx. age construction:** 1958

**Style:** Split level

**# Bedrooms:** 3-5

**Siding:** Vinyl

**Roof age:** 2006

**Lot Size:** 70 x 145

**House Sq. Ft.:**

Approx. 1,675 + basement

**Garage:** 12 x 34

**Patio:** 16 x 20 concrete patio

**School:** Eagle Grove

## **Kitchen Details:**

**Cabinets:** Schrock Oak

**Frig.:** yes 2014

**Stove:** yes 2014      **elec.:** xx

**Dishwasher:** yes 2014

**Garbage disposal:** yes

**Dining Space:** yes

**Flooring:** Bamboo

**Living room flooring:** Rich dark Bamboo hard wood w/large dry stack accent wall.

**Family room:** Carpet, bar area lower level.

**Windows:** Many replaced in 2015 (not large picture window)

**# Bathrooms:** 1

**Renovated full bath**

**Basement:** toilet/shower

**Furnace:** Forced heat

**Central Air:** yes

## **Laundry:**

**Location:** Basement in utility room

**Elec.:** x

**Water heater:** Elec 2016

**Elec Panel:** Breaker

**24 Mon. Ave. Gas/Elec:** \$173.00

**Terms of sale:** Cash

**Possession:** Upon final settlement

**Sump pump:** yes

**Sewer compliant:** no

**Net Taxes:** \$1,652.00 – 2017/2018

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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."*