

Ryerson Realty LLC

2761 Country Lane Circle Eagle Grove, IA 50533-8722

Phone 515-448-3079

Fax 515-448-5028

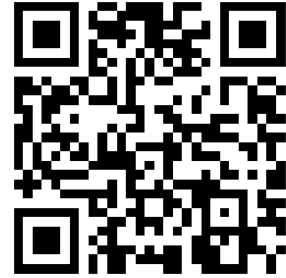
ryerson@goldfieldaccess.net

www.ryersonauctionrealtyltd.com

Deborah D. Vance Broker

Michael Ryerson, Sales

Cell 515-689-3728



Property Location: 121 North Iowa, Eagle Grove Ia. 50533

Legal Description ½ OF ALLEY & N 60' OF LOT 1 BLOCK 8 ORIG.

Price:\$79,500.00

Approx. age construction: 1969

Style: 1 STORY FRAME,

Bldg. 30' x 51' or 1548 sq. ft.

6 offices

Forced Air Heat & Central Air

Basement: 1,125'

Land area: 60' x 150'

Plumbing: 2 toilet rooms

Taxes: \$2,254.00 2016/17

Paved parking: 3,800 SF in 1999

Roof: new in 2017

Goldfield Access Network will be keeping building located in the SW corner of the property.
They also will keep a 15' easement on the west boundary for access to service the little 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."