

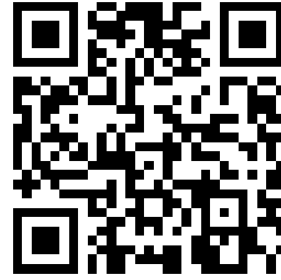
RYERSON REALTY LLC

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Property Location: 2215 330th St. Woolstock, IA.

Legal Description: SW SW EXC Parcel A & B 30-90-24

Price: \$ 190,000.00

Approx. Age Construction: 1972

Style: ranch

Bedrooms: 3-1 down no egress

Siding: steel

Roof age: 2007

Lot Size: 7 acres M/L

House Sq. Ft. 1,248

Garage: 2 car 24' x 30'

Porch: yes

School: Clarion/Goldfield

Kitchen Details:

Cabinets: oak

Frig.: yes

Stove: yes gas.: X

Dishwasher: yes

Flooring: laminate

Dining Space: yes

Living room flooring: carpet

Bathrooms:

Main: 1 ½

Basement: ¾ bath w/shower

Basement: full new in 2011. Tiled around

Furnace: Furnace & Boiler

Central Air: yes

24 Mon. Ave. Elec: \$

Terms of sale: Cash

Possession: Upon final settlement

Laundry:

Location: main ½ bath

Elec.: yes

Washer/Dryer: yes

Water heater: elec.

Elec Panel: Breakers 2012

Sump pumps: Yes **Sewer compliant:** Seller will do

Net Taxes: \$1,632.00 – 2017/2018

Basement is partially finished with bar & stools

Boundary is fence posts in bean field to the North. Approx. 3 acres of soybeans. LP tank is owned. Pool table stays



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."