

RYERSON REALTY LLC

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Property Location: 3153 280th St Thor, IA
Legal Description: NORWAY TWP EGNO COM SW COR SWSEN342' E521.6' S342' W TO BEG
Price: \$249,000
Approximate Age: 1971
Style: Ranch

Bedrooms: 3- 4th in bassement w/egrees
Siding: ABC Seamless Steel 11/2019
Roof Age: 2017, gutters & leaf guard 2019
Lot Size: 3.7
House Sq Ft: 1,750
Garage: Att 27X27 htd 2 motes 2017 insl dr & drain Det 20X22
Patio/porch: Frt 5X22 Patio 24X16+
3 season: 16X10 Potential family room htd.

Living Room Flooring: Carpet
Bathrooms: Main 1.5 Basement: 3/4 w/shower

Basement: 1,750' Dry, partial fin w/family room w/radiant ht, kit, bedroom w/egress & lots of storage. Storm shelter.

Furnace: FA Lennox 1999
Central Air: yes 1999
12 Mo. Ave. Elec: \$ 242.00 Praire Energy
2-LP Tank: Stays Buyer to pay at closing at current rate
Terms of Sale/Possession: Upon Final Settlement

Kitchen Details:
Cabinets: Oak-pull out shelevs in lower cab
Counters: Laminate
Stove: yes elec Jenn Air Grill Micro: yes
Frig: yes elec
Dishwasher: yes Garbage disposal: yes
Dining Space: Casual eat in 16X10'
Flooring: vinyl
Laundry Location: Main w/office 12X14'
Dryer: no elec
Washer: no
Water softner: stays 4 yrs oled

Water Heater: elec
Elec. Panel: Breakers
Windows: 2019 Exterior doors: 2019
Net Taxes: 2019-20 \$2,204.00
Septic: Seller has done

Well built home with lots of updates, maintenance free ext all updated. Full basement with tons of potential.

ADDITIONAL DETAILS:

60X26 machine shed: concrete flrs & drain, 2011 new steel, 2017 Insulated drs, 220, 2 elec panels, wood burner/w therm., FA & CA, internet/TV, gutter gaurds,, 2 remotes, Nothing in shop stays except wood burner & work bench all tools & signs will be removed. E wall shed 110 & 30 amp camper hookups also 50 amp on elec pole, 20X40 shed. Fiber optics to house & shed, underground electrical, Webster Calhoun, Well west of house 4" R bound insul. & new 5" rebar concrete top. Swing set & fuel barrels do not stay, dog kennel nego. Beam vac system + att. no power h

The following information, although believed to be accurate, is not guaranteed to be so.

We assume no liability. The measurements are estimates only.

Buyer should do his own inspections to be sure.

This info is subject to change without notice. The seller does not warrant appliances past day of listing.

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