

RYERSON REALTY LLC

2761 Country Lane Circle
Eagle Grove, IA 50533-0877

Phone 515-448-3079

Fax 515-448-5028

ryerson@goldfieldaccess.net

www.ryersonauctionrealtyltd.com



Deborah D Vance, Broker
515-689-3715

Michael Ryerson, Sales
515-689-3728

Lisa Foust, Sales
515-851-1843

Property Location: 2707 190th St Belmond, IA
Legal Description: See abstrat
Price: \$139,900
Approximate Age: 1964
Style: Ranch



Bedrooms: 4 to 5
Siding: Vinyl
Roof Age: 2017
Lot Size: 2 acres
House Sq Ft: 2,036
Garage: att1 car/det 2-car htd
Deck: 3-12X32, 8X12, frt deck
School: Clarion-Goldfield-Dows

Kitchen Details:
Cabinets: oak
Frig: yes
Stove: yes Elec: X
Disposal: yes
Dishwahser: yes
Dining Space: yes
Flooring: vinyl

Living Room: "LARGE" Carpet w/wood burning fi
Dining Room: Carpet or 5th bedroom

Family room: Carpet & oak frech doors for privacy

Bathrooms: 1.5

Laundry Location: Mud room/entry from garage
Washer/Dryer: yes Elec: X
Insurance: Flood plain/water gets to SW corner prop.
Water Heater: elec closet mud room
Elec. Panel: Breakers 100 basement/panel in shop
Septic Compliant: 2010/Cleaned in 2018 East side
Net Taxes: 2018-19 \$1,610.00

Basement: 1296 unfinished
Furnace: Heat pump/dual fuel
Central Air: yes Lennox
12 Mo. Ave Elec: Prairie Energy \$340.00 LP tank stays 500 gal
Terms of Sale/Possession: Cash/Upon Final Settlement

Lots of space in this family home situated on 2 acre wooded lot in Clarion school dist.

This home has a eat in oak kitchen, "LARGE: living room w/wood burning fireplace, formal dining or could be 5th BR, 4 Br's 1.5 baths, family room, mud/laundry room off att garage, Man cave htd gar. plus shed.

All curtains & blinds, softner can stay, swing set is negotiable. When Iowa river is up it seeps.
Sand point well.

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