

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

Lisa M. Foust

Michael Ryerson, Sales

Cell 515-689-3715

515-851-1843

Cell 515-689-3728



Property Location: 705 NE 4th Eagle Grove, IA 50533

Legal Description: Lots 5 & 6 Block 12 Cox 2

Price: \$ 47,000.00

Approx. age construction: 1900

Style: Story & 1/2

Bedrooms: 3

Siding: Maintenance free

Roof age: 2016

Lot Size: 117 X 100

House Sq. Ft.: approx 1,274

Garage: Det 12X26

Kitchen Details:

Cabinets: Oak

Frig.: yes

Stove: yes **elec.:** X

Dishwasher: yes

Garbage disposal: yes

Dining Space: yes

Flooring: Vinyl

Living room flooring: Carpet

Dining room: no

Bathrooms:

Main: 1

Basement: partial

Furnace: Carrier

Central Air: Carrier

24 Mon. Ave. Gas: \$122.00

Terms of sale: Cash

Possession: Upon final settlement

Laundry:

Location: Main bathroom

Washer/Dryer: yes

Water heater: gas

Elec Panel: Breakers/service to house 2017

Windows: Vinyl replacement

Sewer ordinance: Will be done after offer accepted **Sump pump:** yes

Net Taxes: \$ 232.00 2017-18

Well maintained home on a large lot that has 3 bedrooms (2 main 1 up) and additional space in attic to add another spacious eat in oak kitchen with recent roof, windows & breaker panel.



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."