

# RYERSON REALTY LLC

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**Property Location:** 1400 N Iowa Eagle Grove, IA  
**Legal Description:** A .9 AC tract in NE SW-See abstract for complete legal  
**Price:** \$249,900

**Approximate Age:** 2016-18  
**Style:** Steel frame utility shed w/office & bathroom

**Building details:**

**Size:** 76X40 -16' High  
**Doors:** 14X14 3" openers w/remotes R19 Front & back  
**Floors:** Concrete 5-6" Floor drains Footing 36' + deep 24" W  
**Walls:** 3 1/2"+ foam + R19 (6')  
**Heat:** Radiant heat 2-125,000 Reznor units  
**Electric:** 3 phase elec 3-220 outlets  
**Lighting:** Florescent & ceiling fans  
**Roof:** Heavy gauge steel roof/ceiling insul 6 1/2" + of foam  
Small loft area extra storage.

**Office/bathroom:**

**Size:** Office/bath 11X32 10' High  
**Floors:** ceramic tile  
**Walls:** Sheet rock  
**Bathroom:** toilet sink Drinking fountain 29 KW on demand water heater

Sewer Compliant: yes

Terms of Sale/Posession: Cash/Upon Final Settlement Net Taxes: 2017-18

**This is a new exceptionally nice steel framed building, with lots of insulation, beautiful office area & bath.**

Air compressor with numerous quick connects stays w/building

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

Buyer should do his own inspections to be sure.

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