

# RYERSON REALTY LLC

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**Deborah D Vance, Broker | Michael Ryerson, Sales | Todd Swalin, Sales**  
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**Property Location:** 1891 Washington Ave, Goldfield

**Legal Description:**

**Price:** \$374,900  
**Approximate Age:** 1979  
**Style:** Pre-Fab

**Bedrooms:** 4  
**Siding:** Vinyl  
**Roof Age:** Unknown  
**Lot Size:** 2.66 Acres  
**House Sq. Ft:** 2,688  
**Garage:** 2 Car Attached 22'X24'

Office & Kitchen in Basement

**Living Room Flooring:** Carpet  
**Bathroom Main:** Full  
**Basement Bath:** Half  
**Basement:** Full  
**Furnace:** Electric Baseboards  
**Central Air:** Yes  
**24 Mo. Elec Bill** Vacant  
**Terms of Sale/Possession:** Cash/Upon Final Settlement

**Kitchen Details:**

**Cabinets:** Oak  
**Frig:** Yes - 2013  
**Stove:** Yes  
**Dishwasher:** No  
**Garbage Disposal:** Yes  
**Dining Space:** Yes  
**Flooring:** Carpet

**Dining Room:** No

**Laundry Location:** Basement  
**Washer/Dryer:** Yes / Electric  
**Water Heater:** Electric  
**Elec. Panel:** Breakers  
**Sump Pump:** Yes  
**Water Softner:** Yes - Owned  
**Net Taxes:** \$3,214 2023/2024

**Buyer or Seller shall abide by Iowa Septic Code**  
**3 Bldgs with Heat** 1 Bldg. No heat  
**1989 54'x82'**                      **2005 42'x52'**  
**2004 54' x68'**                      **2008 30'x42'**  
**LP tank rented**                      All offers reviewed on  
3/1/2023



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

Buyer should do his own inspections. We assume no liability. The measurements are estimates only.

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

The greatest compliment we can receive is a personal referral, please tell your friends about us.

