

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: 38 Spruce Dr Eagle Grove, IA
Legal Description: Lot 8 Block 1 Edgewood - See abstract for complete legal
Price: \$179,000
Approximate Age: 1963
Style: Ranch

Bedrooms: 4-potential for 1 in basement
Siding: 2013 House vinyl, Garage Masonite
Roof Age: 2017
Lot Size: Frt 62, rear 182, side 135
House Sq Ft: 2,054
Garage: 24X40 1/2 heated 100Lb LP bottle Nego
Storage shed: NEW 2018 10X16' concrete loft above
3 season Sun Porch: tile floors, gas fireplace/2007

Kitchen Details:
Cabinets: Birch
Frig: SS 2017 Nego
Stove/micro vent fan White yes Elec: X

Dishwasher: SS 2017 yes
Dining Space: Breakfast bar
Flooring: Ceramic tile

Living Room Flooring: Carpet- Gas Fire place
Family room: Located back of house w/add'l heat/AC unit, built in shelving, carpet
Bathrooms: 1 1/2 main, 3/4 w/shower Basement

Dining Room: Carpet
Laundry Location: Mud room Elec: X
Windows: Vinyl replacement

Basement: 1044 sq ft Large family game room
tile floors potential for Bedroom
Furnace & Central Air: Rudd FA 2010
24 Mo. Ave. Gas/Elec: \$183.00
Terms of Sale/Posession: July 2 or after Cash/Upon Final Settlement

Washer/Dryer: Yes
Water Heater: 2014-40 gal gas
Elec. Panel: Breakers
Sewer Compliant: yes
Net Taxes: 2017-18 \$2,598.00

Home has had numerous updates ready for a family to move in.
Guys great garage, kids have a spacious family room in basement.
All curtains & blinds, central vac & hot tub stay. Spacious back yard.



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

