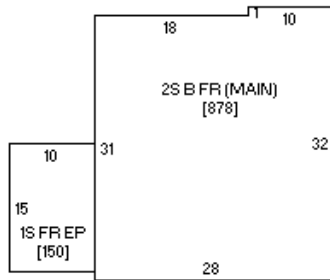


Ryerson REALTY LLC

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
Cell 515-689-3715

Lisa M. Foust
Cell 515-851-1843

Michael Ryerson, Sales
Cell 515-689-3728

Property Location: 716 West Broadway, Eagle Grove
Legal Description: LOT 8 & 1/2 OF LOT 9 BLOCK 3 HEWETTS PARK
Price: \$159,900
Approx. age construction: 1915
Style: 2 Story

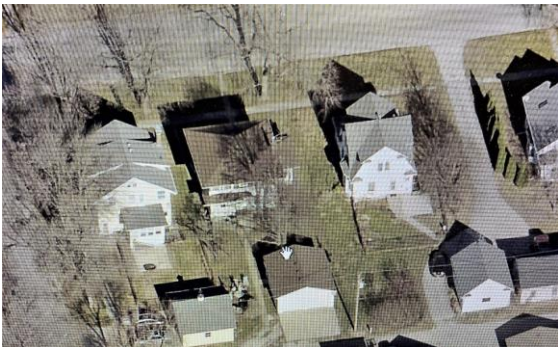
Bedrooms: 4
Siding: Wood
Roof age: Asphalt: 2017
Lot Size: 45' x 140'
House Sq. Ft.: 1,756
Garage: 2 Car ~ 24' x 26' with openers – detached 1994
Porch: Yes ~ 3 season sun porch on main & upper-level
Patio: Yes
School District: Eagle Grove
Living room flooring: New Carpet (hardwood underneath)

Bathrooms:
Main: 1 up with tub
Basement: Shower and toilet stall
Furnace: Pulse
Central Air: Yes
24 Mon. Ave. Gas/Elec: \$149.00
Terms of sale: Cash
Possession: Upon final settlement

Kitchen Details:
Cabinets: Oak
Frig.: Yes ~ stays
Stove: Yes ~ stays **elec.:** XX (Gas stove/freezer in basement stays)
Dishwasher: Yes ~ stays
Garbage disposal: Yes
Dining Space: Yes
Flooring: New Carpet (hardwood floors underneath)
*** New ceilings – spray-foam insulation in walls -
Blown-in insulation in attic. All curtains
and blinds stay. Gorgeous oak woodwork and built-ins
throughout the house!!!
Dining room: Yes ~ great size

Laundry: Yes
Location: Basement (laundry chute)
Washer/Dryer: ~ stays Gas
Water heater: Yes - Gas
Elec Panel: Breakers
Sump pumps: No

Net Taxes: \$1,664.00 2020/2021



The following information, although believed to be accurate, is not guaranteed to be so and can change without notice. Buyer should do his own inspections to be sure. We assume no liability. Measurements are estimates only. Seller does not warrant appliances past day of closing.

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