

RYERSON REALTY LLC

2761 Country Lane Circle

Eagle Grove, IA 50533

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

Todd Swalin, Broker Assoc. 515-689-8987

Property Location: 315 N Lincoln St Goldfield, IA 50542

Legal Description: LOTS 6 & 7 BLOCK 49 ORIG

Price: \$249,900

Approximate Age: 1977 Style: Ranch /Wausau home

Bedrooms: 3- 2 closets each Primary has 2 walk in's

Siding: steel 2012 - maintenance free ext

Roof Age: 2017 asphalt/5" gutters w/gutter gaurds

Lot Size: 140X132

House Sq Ft: 1,912 main 1,912 Basement

Garage: 24X24

Porch: 12X24 3 season, dbl pane wind & carpet

Deck: Composite 19X13 ++

Living Room Flooring: Carpet- speakers/reciver stay

Family room: Ceramic tile/wood burning fire pl. + office

Bathrooms: Primary- 3/4 w/shower, 1 full 1 +1/2, base plumbed

Basement: Unfinished but framed/partial sheet rock, tons of potential for bath, family/game or add egress for bedrooms

Furnace: Hot water heat Weil McLain boiler

Central Air: 2 Lenox units

24 Mo. Ave. Gas/Elec: \$152.00 & Buy trash bags

Terms of Sale/Possessor Cash/Upon Final Settlement

Kitchen Details:

Cabinets: Oak-2006 Brookhouse

Counters: Corian

Stove: Elec glass top Yes SS **Micro vent:** yes

Frig: yes SS

Dishwasher: yes SS 2023

Garbage disposal: yes

Flooring: Ceramic tile

Dining Space: yes

Dining Room: yes/Carpet

Laundry Location: Mud room off garage

Washer/Dryer: Elec No

Water Heater: 1-gas 1-elec 2020

Elec. Panel: Breaks 1 main 1 basement

Windows: New 2006-08 Pella Triple pane (see notes below)

Net Taxes: 2024-25 \$2,998.00

This is a beautiful move-in ready home, my description or photos do not do it justice. MUST SEE INSIDE!!!!

This home has been completely renovated over the years with new sheet rock, Pella triple pane windows in main house with inside shades except for formal living & dining no inside blinds, oak wood work, flooring, kitchens & baths & exterior all redone. Yard: Professionally landscaped Smitty's of F.D. & has matured beautifully.

5" gutters w/gaurds & w/pop up gutters drains in yard. TV in family room stays. Comm1 fiber optics. Bottom plug is light switch.

The North Property line is ornamental grass in landscaping, a big tree back yard South side on the alley is Molitors.



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

We assume no liability. The measurements are estimates only.

Buyer should do his own inspections to be sure.

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