

# RYERSON REALTY LLC

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**Property Location:** 1395 295th  
**School District:** Eagle Grove  
**Legal Description:** S 500' of E 270' of SE NE  
**Price:** \$379,900  
**Approximate Age:** 1963  
**Style:** Ranch

**Bedrooms:** 3  
**Siding:** Steel  
**Roof Age:**  
**Lot Size:** 2.77 Ac  
**House Sq. Ft:** 1,512  
**Garage:** 2 car att, 2 car not att  
**Living Room Flooring:** Carpet  
**Bathroom:** 1 main 1 basement  
**Basement:** Full

**Furnace:** FA Lennox  
**Central Air:** Yes  
**12 mo. Avg. elec bill:** \$52

### Kitchen Details:

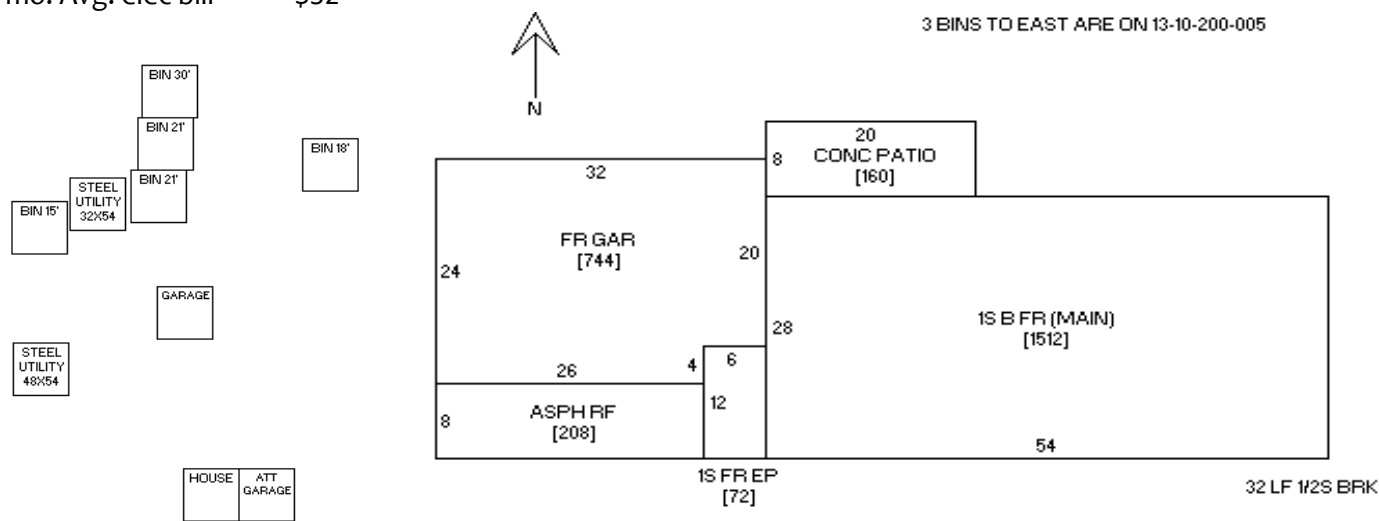
**Cabinets:** Oak  
**Frig:** Yes  
**Stove:** Yes Gas  
**Dishwasher:** Yes  
**Garbage Disposal:** No  
**Dining Space:** Yes  
**Flooring:** Ceramic tile  
**Dining Room:** Yes  
**Laundry Location:** Basement  
**Washer/Dryer:** Yes - Electric  
**Water Heater:** Gas  
**Water Softener:** No  
**Elec. Panel:** Breakers  
**Net Taxes:** \$2,814 2022/2023

Terms of Sale/Possessi Cash/Upon Final Settlement

**Bins to East of House are not included**

**Grain Bins Leased**

48'x54' Machine Shed



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.