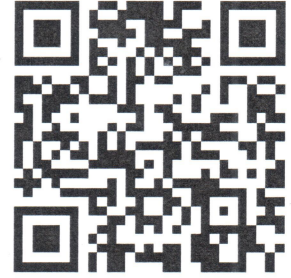


Ryerson Realty LLC

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 Foust, Sales
515-851-1843

Michael Ryerson, Sales
Cell 515-689-3728

Property Location: 415 Riverview Goldfield, IA

Legal Description: Parcel A Trotters 2nd

Price: \$129,900.00

Approx. age construction: 1973

Style: ranch

Bedrooms: 3 BR main, 1 down w/egress

Siding: Steel

Roof age: 2016

Lot Size: 120X85

House Sq. Ft: 1,232

Garage: att 24X24 steel lined 2011 (cab in gar nego)

Deck: 8X10 wood deck, private concrete patio

School: Clarion/Goldfield/Dows

Kitchen Details: 2004

Cabinets: Oak

Frig.: yes

Stove: Yes **elec.:** X **Microwave vent fan:** yes

Dishwasher: Yes

Garbage disposal: Yes

Dining Space:

Flooring: Ceramic

Living room flooring: Carpet/2007, gas fire place 2002

Dining room: carpet/2007

BASEMENT: **Family room:** carpeted w/bar area, office area, 4th bedroom with egress window

Bathrooms

Main: 1 Full ceramic tile floor & shower Oasis jet tub

Basement: ¾ w/shower

Laundry:

Location: Basement, but spot upstairs

Elec: X

Furnace: Amana 90% 2001 **Central Air:** yes 1993

Elec Panel: Breakers

24 month Ave Gas/Elec: \$91.00 winter set 57

Terms of sale: Cash

Possession: Upon final settlement, Mid May 2017

Water Heater: gas

Sump pump: None

Windows: 2000 life time guarantee

Net Taxes: \$ 1,362.00 2016-17

This is well maintained family home with an acreage like feel with farm views, in move in ready condition.

Must see inside to see all the updates.

Storage shed on concrete stay.



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."