

# 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](http://www.ryersonauctionrealtyltd.com)



**Deborah D Vance, Broker**

515-689-3715

**Michael Ryerson, Sales**

515-689-3728

**Lisa Foust, Sales**

515-851-1843

**Property Location:** 1021 N Arthur Eagle Grove, IA  
**Legal Description:** Lot 1 Block 26 Wright  
**Price:** \$55,000 **NEW PRICE \$45,000.00**  
**Approximate Age:** 1949  
**Style:** Bungalow

**Bedrooms:** 2  
**Siding:** alum  
**Roof Age:** New 2017  
**Lot Size:** 50X105  
**House Sq Ft:** 952  
**Garage:** none  
**Deck:** yes on West side  
**Mud room:** Cute little entry w/bench/storage

**Kitchen Details:** "BIG" Kitchen  
**Cabinets:** oak/painted  
**Frig:** yes Elec Feb 2019  
**Stove:** yes Elec Feb 2019  
**Dishwasher:** No/but space for one  
**Dining Space:** yes  
**Flooring:** vinyl

**Living Room Flooring:** Carpet-New

**Bathrooms:** 1 main

**Basement:** Unfin 476 sq ft  
**Furnace:** FA gas Feb 2019  
**Central Air:** No  
**24 Mo. Ave. Gas/Elec:** \$107.00 vacant  
**Terms of Sale/Possession:** Cash/Upon Final Settlement

**Dining Room:** yes

**Laundry Location:** Main

**Washer/Dryer:** no Elec.  
**Plumbing:** Pex  
**Water Heater:** gas New 2018  
**Elec. Panel:** Breakers-Elec redone/new lighting  
**Sump pump :** No  
**Net Taxes: 2018-19** \$490.00

Great starter home or income property, lots of recent updates, but a few left for the buyer.

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