

RYERSON REALTY LLC

2761 Country Lane Circle
Eagle Grove, IA 50533-0877

Phone 515-448-3079

Fax 515-448-5028

ryerson@goldfielddaccess.net

www.ryersonauctionrealtyltd.com



Deborah D Vance, Broker
515-689-3715

Michael Ryerson, Sales
515-689-3728

Lisa Foust, Sales
515-851-1843

Property Location: 2251 Xerox Ave Eagle Grove
Legal Description: As Per Abstract
Price: \$274,900
Approximate Age: 1903
Style: 2 Story

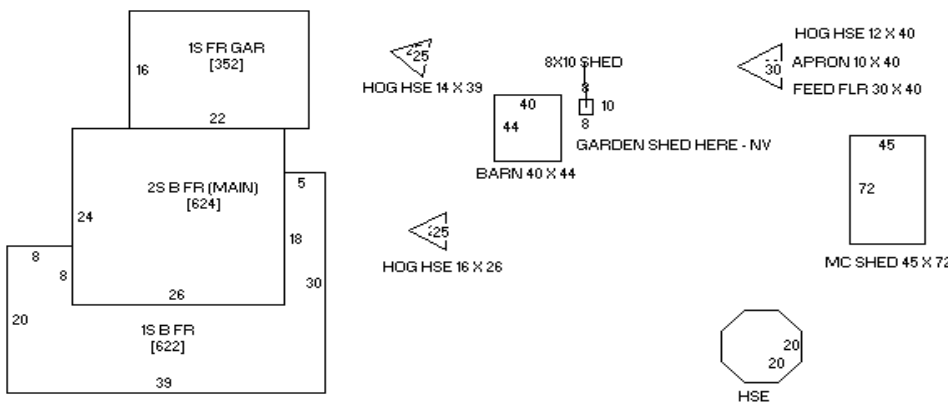
Bedrooms: Primary on Suite, 3 up
Siding: Vinyl
Roof Age: 2017
Lot Size: 10.72 Acres
House Sq. Ft: 1,870
Garage: 1 Car Attached

Living Room Flooring: Carpet
Bathroom Main: 1 & 1/2
Bathroom Up: 3/4
Bathroom Basement: 1/2
Basement: Semi Finished
Furnace: Lennox
Central Air: Yes
Fireplace: Yes Living Room
Terms of Sale/Possession: Cash/Upon Final Settlement

Kitchen Details:

Cabinets: Painted
Frig: No
Stove: No
Dishwasher: Yes
Garbage Disposal: No
Dining Space: Yes
Flooring: Oak
Dining Room: Yes
Laundry Location: Basement
Washer/Dryer: No
Water Heater: Electric
Elec. Panel: Breakers
Sump Pump: No
Water Softener: Yes - Owned
Net Taxes: \$2,266 2020/2021

Morten Shed 45 X 72
Well New March 2020
Solid Surface Countertops
6 Acres Tillable
2.2 acres CRP Expires '25
CRP rules must be followed



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.