

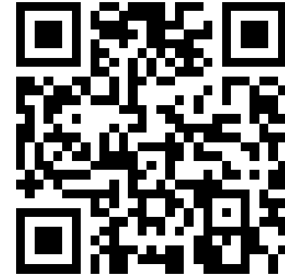
RYERSON REALTY LLC

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Property Location: 2397 185th St., Clarion, IA

Legal Description: S 523 ' of E 380' of SE NE exc S 200' of W 149'

Price: \$ 299,000.00

Approx. age construction: 1952

Style: 2 story

NEW PRICE \$225,000.00

Bedrooms: 3

Siding: vinyl

Roof age: unk

Lot Size: 2.83

House Sq. Ft.: 1,536

Garage: det. 20 x 22

Deck/Patio: 14 x 24 enc. porch 19x5 deck

School: Clarion/Goldfield

Kitchen Details:

Cabinets:

Frig.: No

Stove: No **elec.:** X

Dishwasher: yes portable

Garbage disposal:

Dining Space: No

Flooring: carpet

Living room flooring: carpet

Dining room: yes, carpet

Bathrooms: 2

Main: 3/4 w/shower

Up: ¾ w.tub

Basement: Full unfinished

Furnace: Amana Forced air

Central Air: yes

24 Mon. Ave. Elec: House \$96.00 Barn 11.00 LP tank rented

Terms of sale: Cash

Possession: Upon final settlement

Laundry:

Location: main bath

Washer/Dryer: yes

Windows: vinyl replacement

Water heater: Elec: x

Elec Panel: breakers **Plumbing:** 2017 pex

Sump pump: yes

Sewer ordinance: Seller will abide by Iowa septic law or negotiate

Net Taxes: \$1,486.00 – 2017/2018

Older farm house numerous updates over the years. Three season porch w/partial lake view.
Beautiful old barn with tons of potential-home or business.



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."