

# RYERSON REALTY LLC

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**Property Location:** 618 SW 1st St. Eagle Grove, IA 50533  
**Legal Description:** LOT 10 & W 20' OF LOT 9 BLOCK 7 HEWETTS PARK  
**Price:** \$195,000 **New Price \$190,000!!!**  
**Approximate Age:** 1915  
**Style:** 2 story

**Bedrooms:** 3 All up  
**Siding:** Steel and Wood  
**Roof Age:** Aug-24  
**Lot Size:** 50'X 140'  
**House Sq Ft:** 1536 sq. ft.  
**Garage:** new 3 car  
**Patio/porch:** 15'X25' concrete patio  
14'X16' deck

**Kitchen Details:**  
**Cabinets:** Custom Oak  
**Counters:** Laminate  
**Stove:** Electric Yes  
**Frig:** Yes  
**Dishwasher:** Yes  
**Dining Space:** Yes  
**Flooring:** lenoleum

**Living Room Flooring:** Carpet  
**Bathrooms:** 3 1/2 bath on main  
Up: Full bath  
Basement: 3/4 bath  
Furnace: Trane New 2020  
Central Air: New 2020  
24 Mo. Ave. Gas/Elec: \$180.00  
Terms of Sale/Possessor Cash/Upon Final Settlement

**Dining Room:** Wood flooring  
**Laundry Location:** Basement  
**Dryer:** no  
**Washer:** no  
**Water Heater:** 2010  
**Elec. Panel:** Breakers  
**Windows:** Crank outs and double hung  
**Net Taxes:** 24-25 \$2,898.00

Hot tub with newer pump and heater  
garbage disposal  
Fenced in yard  
Close to park  
Sump Pump  
New sewer line 12/23



The following information, although believed to be accurate, is not guaranteed to be so.

We assume no liability. The measurements are estimates only.

Buyer should do his own inspections to be sure.

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



