

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

Michael Ryerson

Sales Lisa Foust Sales

515-689-3715

515-689-3728

515-851-1843



Property Location: 315 NW 3rd, Eagle Grove, Ia.

Legal Description: E 67' OF LOT A TR IN S ½ OF LOT 8BLOCK 44RY

Price: \$140,000.00

Approx. age construction: 1912

Style: 2 Story Frame

NEW PRICE \$85,000.00

Bedrooms: 4

Siding: vinyl

Roof age: unknown

Lot Size: 4,576' SF

House Sq. Ft. 2706'

Garage: Det. 14' x 20' 1996

Porch: enclosed fnt. porch 48' SF

School: Eagle Grove

Kitchen Details:

Cabinets: Maple finish

Frig.: yes, Amana bottom freezer

Stove: yes Amana **elec.:** x

Dishwasher: yes

Garbage disposal: yes

Dining Space: yes

Flooring: carpet

Living room flooring: Carpet

Bathrooms: 3

Main: 1

Up: 1

Basement: 1

Furnace: Steam heat

Central Air: no 2 built in units on main floor

24 Mon. Ave. Gas/Elec: \$146.00

Terms of sale: Cash

Possession: Upon final settlement

Dining room: carpet

Laundry:

Location: main

Elec.: x

Washer/Dryer: yes

Water heater: yes Gas

Elec Panel: Breaker x

Sewer compliant: yes

Net Taxes: \$1,176.00 – 2017/2018

4 bedrooms, 3 bathrooms, Beautiful Oak on main floor that Kenny Brauman made. Exceptional Oak open winding stairway, with ornate railings to the second floor. All Kitchen and laundry appliances stay. All curtains stay. Close to schools.



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."