

RYERSON REALTY LLC

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Property Location: 42 Spruce Dr Eagle Grove, IA
Legal Description: N 66' of Lot 4 & S 37' of Lot 5 Block 1 Edgewood
Price: \$99,000
Approximate Age: 1958
Style: Ranch

Bedrooms: 3 BR + bonus room
Siding: Vinyl
Roof Age: Older
Lot Size: 103X110
House Sq Ft: 1,632
Garage: 20X20
Patio: 12X10

Kitchen Details:
Cabinets: Birch
Counters: Laminate
Stove: Elec yes gas
Frig: yes
Dishwasher: yes
Flooring: vinyl

Living Room Flooring: Carpet

Bathrooms: 1.5

Basement: None

Furnace: Hot Water heat

Central Air: No Window AC

24 Mo. Ave. Gas/Elec: \$121.00

Terms of Sale/Possessio Cash/Upon Final Settlement

Net Taxes: 21-22 \$1,978.00

Check out this 1 level ranch no need to worry about basement water issues.

Semi open concept kitchen, dining & living room w/vaulted ceilings & fireplace.

Bonus room on South side for 4th BR or office. Att 2 car garage + storage shed.



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.

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