

# RYERSON REALTY LLC

2761 Country Lane Circle  
Eagle Grove, IA 50533-0877

**Phone 515-448-3079**

Fax 515-448-5028

[ryerson@goldfieldaccess.net](mailto:ryerson@goldfieldaccess.net)

[www.ryersonauctionrealtyltd.com](http://www.ryersonauctionrealtyltd.com)



**Deborah D Vance, Broker 515-689-3715**

**Michael Ryerson, Sales 515-689-3728**

**Todd Swalin 515-689-8987**

**Property Location:** 414, 410, & 400 NE 3rd Eagle Grove, IA 50533  
**Legal Description:** LOT 3 BLOCK 7 COX, LOT 4 & E 1/2 OF LOT 5 BLOCK 7 COX, & LOT 6 & W 1/2 OF LOT 5 BLOCK 7 COX  
**Price:** \$299,900 **NEW PRICE \$289,900.00**  
**Approximate Age:** 2008  
**Style:** Ranch

**Bedrooms:** 3  
**Siding:** Vinyl  
**Roof Age:** 2008  
**Lot Size:** 3 Lots 200'X130'  
**House Sq Ft:** 2898 sq. ft.  
**Garage:** 3 car heated insulated  
**Patio/porch:** Covered front porch

**Kitchen Details:**  
**Flooring:** Ceramic Tile  
**Cabinets:** Kraft Maid custom wood  
**Counters:** Granite  
**Stove:** Electric  
**Frig:** Stays  
**Dishwasher:** Stays  
**Dining Space:** Ceramic Tile

**Living Room Flooring:** 2 living rooms with carpet floors

**Bathrooms:** 3 Ceramic Tile

1/2 bath off 2nd family room

Full bath between 2 bedrooms

Master bath Jacuzzi tub plus walk in shower and 2 vanities

Basement: 1/2 Concrete block and poured concrete.

Furnace: 2008 plus heat exchanger

Central Air: 2008

24 Mo. Ave. Gas/Elec: \$262.00

Terms of Sale/Possession: Cash/Upon Final Settlement

Pray foam Insulation in house and garage

garbage disposal

Extra room for office or play room

Tons of storage space and closets

**Dining Room:**

**Laundry Location:** main floor

Dryer: Stays

Washer: Stays

Water Heater: Electric 2008 Plus 2 on demand units

Elec. Panel: 2 breaker panels

Windows: 2008

Net Taxes: 22-23 \$5,720.00



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



