

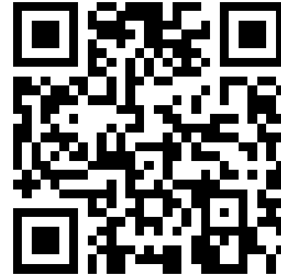
# RYERSON REALTY LLC

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**Property Location:** 2215 330<sup>th</sup> St. Woolstock, Ia.  
**Legal Description:** SW SW EXC Parcel A & B 30-90-24

**Price:** \$ 190,000.00 **Approx. Age Construction:** 1972

**# Bedrooms:** 3-1 down no egress  
**Siding:** steel  
**Roof age:** 2007  
**Lot Size:** 7 acres M/L  
**House Sq. Ft.** 1,248  
**Garage:** 2 car 24' x 30'  
**Porch:** yes  
**School:** Clarion/Goldfield

**Kitchen Details:**  
**Cabinets:** oak  
**Frig.:** yes  
**Stove:** yes gas.: X  
**Dishwasher:** yes  
**Flooring:** laminate  
**Dining Space:** yes

**Living room flooring:** carpet

**# Bathrooms:**  
**Main:** 1 1/2  
**Basement:** 3/4 bath w/shower  
**Basement:** full new in 2011. Tiled around  
**Furnace:** Furnace & Boiler  
**Central Air:** yes  
**24 Mon. Ave. Elec:** \$  
**Terms of sale:** Cash  
**Possession:** Upon final settlement

**Laundry:**  
**Location:** main 1/2 bath  
**Elec.:** yes  
**Washer/Dryer:** yes  
**Water heater:** elec.  
**Elec Panel:** Breakers 2012  
**Sump pumps:** Yes **Sewer compliant:** Seller will do

**Net Taxes:** \$ 1578.00 2016/17

Basement is partially finished with bar & stools  
Boundary is fence posts in bean field to the North. Approx. 3 acres of soybeans. LP tank is owned. Pool table stays



**The following information, although believed to be accurate, is not guaranteed to be so. Buyer should do his own inspections to be sure.**

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