

RYERSON REALTY LLC

2761 Country Lane Circle
Eagle Grove, IA 50533-0877

Phone 515-448-3079

Fax 515-448-5028

ryerson@goldfieldaccess.net

www.ryersonauctionrealtyltd.com



Deborah D Vance, Broker 515-689-3715 Michael Ryerson, Sales 515-689-3728
Todd Swalin 515-689-8987

Property Location: 115 N Lincoln Eagle Grove, IA
Legal Description: LOT 2 BLOCK 3
Price: \$59,900
Approximate Age: 1900
Style: Bungalow

Bedrooms: 2
Siding: Vinyl
Roof Age: asphalt/steel unk
Lot Size: 70X140
House Sq Ft: 1,092 sq ft
Garage: 26X30 storage shed on alley
Breezeway: 10X26 **Front porch:** 7X16

Kitchen Details:
Cabinets: wood
Counters: laminate
Stove: Elec yes
Frig: yes
Dishwasher: no
Dining Space: yes
Flooring: vinyl

Living Room Flooring: Carpet
Bathrooms: 1 full, toilet basement

Dining Room: yes in living room
Laundry Location: Large closet off kit
Dryer: yes
Washer: yes
Water Heater: gas
Elec. Panel: fuses/garage basement/

Basement: 1,092 unfinished
Furnace: Forced Air
Central Air: yes
24 Mo. Ave. Gas/Elec: \$185.00

Net Taxes: 21-22 \$1,172.00

Terms of Sale/Possessor: Cash/Upon Final Settlement
30 days notice to current tenant to close

Great starter home or income property, Large living room, spacious attached garage.

Storage shed sets on the alley.



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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