

RYERSON REALTY LLC

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Property Location: 1221 S Main St Clarion, IA 50525
Legal Description: 2S 66' OF N 473' OF W 130' OF LOT 6 NW SW
Price: \$ 155,000.00 **NEW PRICE \$143,000.00**
Approximate Age: 1956 **Style:** Ranch

Bedrooms:	2 - oak floors 17X12' 10X12'	Kitchen Details:	10X21' Kit/Din
Siding:	Vinyl	Cabinets:	Painted
Roof Age:	2017	Counters:	Laminate
Lot Size:	66X130	Stove: Gas	yes Micro: yes
House Sq Ft:	1,040 SF	Frig:	yes
Garage:	32X18	Dishwasher:	Yes
Concrete patio:	yes	Dining Space:	Yes
Front porch:	6X9 open	Flooring:	Vinyl plank
Fire pit:	Furniture stays		
Living Room Flooring:	Vinyl plank/ Fireplace-gas never used as-is 21X14'		
Bathrooms:	1 Full 10X5'		

Basement: Finished family room w/carpet.

Furnace: Forced air

Central Air: yes

24 Mo. Ave. Gas/Elec: \$195.00

Terms of Sale/Possessor Cash/Upon Final Settlement

Check out this charming ranch home with a light and bright interior that flows effortlessly from the front door into the living and dining area, and then into the galley kitchen. Step outside to the fenced backyard, complete with a concrete patio perfect for relaxing and a firepit area for those upcoming cool nights. Patio furniture is included for your convenience. The home features two bedrooms and a spacious full bath. You'll also find a large family/game room with a bar area in the basement, along with the potential to create a third bedroom and a bath with a little work.

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

Washer/Dryer: Basement/Elec yes

Water Heater: Gas/2018

Elec. Panel: Breakers

Windows: Some vinyl

Net Taxes: 2025-26 \$1,770.00