

# RYERSON REALTY LLC

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

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

**Property Location:** 515 NE 5th Eagle Grove, IA 50533

**Legal Description:** S 87' OF LOT 12 & S 87' OF E 40' OF LOT 11 BLOCK 11 COX 2/abbreviated legal

**Price:** \$119,000

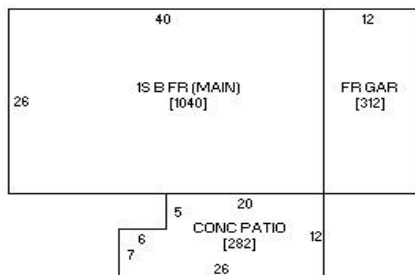
**Approximate Age:** 1965 **Style:** Ranch

**Bedrooms:** 3  
**Siding:** Vinyl  
**Roof Age:** 2024 roof/Leaf guard gutters  
**Lot Size:** 90X87  
**House Sq Ft:** 1,040 sq ft  
**Garage:** Attached 12X26/Blacktop drive  
**Patio:** 20X26  
**Living Room Flooring:** Carpet  
**Bathrooms:** 3/4 main w/tub  
3/4 Basement w/shower  
**Basement:** Unfinished 1,040  
**Furnace:** Carrie 2010/Thermostat WiFi/App Ecobee  
**Central Air:** yes 2010  
**24 Mo. Ave. Gas/Elec:** \$101.00

**Kitchen Details:**  
**Cabinets:** Birch & Pantry  
**Counters:** Laminate  
**Stove: Elec** yes **Micro:** yes  
**Frig:** No Frig & Freezer in Basement stay  
**Dining Space:** Yes  
**Flooring:** Vinyl

**Washer/Dryer:** Basement or Bedroom  
**Elec. Panel:** Breakers 150 AMP  
**Water Heater:** 2018 Gas  
**Windows:** Vinyl replacement  
**Net Taxes: 2025-26 \$814.00**

Terms of Sale/Possessor Cash/Upon Final Settlement



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

