

# RYERSON REALTY LLC

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**Property Location:** 821 NE 2nd Eagle Grove, IA 50533

**Legal Description:** House-LOTS 11 & 12 BLOCK 7 LYNCH Shed-Lot 10 Block 7 Lynch

**Price:** \$147,500 **NEW PRICING \$124,500.00**

**Approximate Age:** 1969 **Style:** Ranch

**Bedrooms:** 3  
**Siding:** Vinyl 2024  
**Roof Age:** 2024  
**Lot Size:** 100X103 50X102  
**House Sq Ft:** 1,602  
**Garage:** 24X18  
**Porch:** 18X10 **Patio:** 10X12

**Kitchen Details:**  
**Cabinets:** wood  
**Counters:** Laminate  
**Stove: Elec** yes  
**Frig:** No  
**Dishwasher:** No  
**Dining Space:** Yes  
**Flooring:** Vinyl

**Living Room Flooring:** Carpet/gas fireplace  
**Bathrooms:** 1- 3/4 w/separate shower

**Laundry Location:** Separate room  
**Washer/Dryer:** No/elec/ water line leaks

**Basement:** None  
**Furnace:** Forced air  
**Central Air:** Yes  
**12 Mo. Ave. Gas/Elec:** \$67.00 vacant

**Water Heater:** Gas  
**Elec. Panel:** Breakers

Terms of Sale/Possessor Cash/Upon Final Settlement

**Net Taxes: 2023-24 \$1,975.00**

One-level Ranch home with new siding & roof 2024. Eat-in kitchen, spacious living room with fireplace, 3 bedrooms & 1 bathroom with tub & separate shower. 3-season porch with brick floor, mud room & separate laundry room, area for office/computer desk. Attached garage.  
**Needs a few cosmetic updates & it will be like new.**

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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