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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 \$134,500.00**

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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