

# 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 2  
**Price:** \$ 155,000.00 **NEW PRICE \$147,000.00**  
**Approximate Age:** 1956 **Style:** Ranch

**Bedrooms:** 2 - oak floors

**Siding:** Vinyl

**Roof Age:** 2017

**Lot Size:** 66X130

**House Sq Ft:** 1,040 SF

**Garage:** 32X18

**Concrete patio:** yes

**Front porch:** 6X9 open

**Fire pit:** Furniture stays

**Living Room Flooring:** Vinyl plank/ Fireplace-gas never used as-is

**Bathrooms:** 1 Full

***Kitchen Details:***

**Cabinets:** Painted

**Counters:** Laminate

**Stove: Gas** yes **Micro:** yes

**Frig:** yes

**Dishwasher:** Yes

**Dining Space:** Yes

**Flooring:** Vinyl plank

**Washer/Dryer:** Basement/Elec yes

**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

**Water Heater:** Gas/2018

**Elec. Panel:** Breakers

**Windows:** Some vinyl

**Net Taxes: 2025-26 \$1,770.00**

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.

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