

# RYERSON REALTY LLC

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Property Location: 410 W Webster St Goldfield, IA 50542-7571

Legal Description: E 150' OF W 555.3' OF N 119.67' OF S 316.57' OF SE SW/abbreviated see abstract

Price: \$240,000.00

Approximate Age: 1965

Style: 1 story

Siding: Building: Concrete Block Garage: Steel

Roof age: 2017

Lot size: Building: 120X150/.41 A Lot: .39 A

Square Ft: 3200 sq ft

4 Plex	Apt. 1	2018	Apt. 2	2020	Apt. 3	Apt. 4		
Rent	\$	850.00	\$	750.00	\$	800.00	\$	600.00
Lease	1 Year 1/18/2026		1 year lease		1 yr lease		Vacant	
Rental Deposit	850		\$ 750.00		\$ 800.00			
Bedrooms			2 2-1 does not have wind				2	
Cabinets	Oak		Oak		Laminate		Oak	
Counters	Laminate		Laminate		Laminate		Laminate	
Stove Elec/Gas/Micro	yes/elec/yes		yes/elec/yes		yes/elec		yes/elec/no	
Frig	yes		yes		yes		yes	
Dishwasher/disposal	yes/yes		yes/no		no/no		no/no	
Dining space	yes		Breakfast bar		Breakfast bar		no	
Living room flooring	Vinyl		Vinyl		Laminate		Vinyl	
Bath	3/4 bath		Full		Full		Full	
1991 Garage 24X26	Currently storage but has 1 car door then ready to set up storage units							
Gas/Elec Landlord pays	24 Month ave gas & 1 elec 119.00 & 24 Month ave elec 3 meters \$190.00 See statement from Mid American energy for info							
Water/sewer	Landlord pays		New sewer line 2018		City says water Ave \$80. to \$105.			
Washer & Dryer	yes		Access to 2nd set		Access to 2nd set		Access to 2nd set	
Water Heater	1 water heater for all apts Gas/2018							
Furnace & CA	Forced heat/air Apt 1&2				Elec baseboard 3 window AC's stay			
Windows	1, 2 & 3 vinyl 2016							
Storage	The landlords use 2 car gar & there are 2 storage closets & then basement							
Elec panel	Both breakers							
Basement:	small area in basement where water heater & elec panel are							
Terms of Sale:	Sellers are doing a 1031 so close not till at least April 1, 2026/Add to buyers contract							
Property Taxes:	2025-2026 \$1,624.00							

The following information, although believed to be accurate, is not guaranteed to be so.

We assume no liability. The buyer should conduct their own inspections to be sure.

This info is subject to change without notice. The seller does not warrant appliances past day of closing.

***The greatest compliment we can receive is a personal referral, please tell your friends about us***

