

RYERSON REALTY LLC

2761 Country Lane Circle
 Eagle Grove, IA 50533
Phone 515-448-3079
 Fax 515-448-5028
ryersonrealty@gmail.com
www.ryersonauctionrealtyltd.com



Deborah D Vance, Broker 515-689-3715 Michael Ryerson, Sales 515-689-3728
Todd Swalin, Broker Assoc. 515-689-8987

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	1
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.

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