

RYERSON REALTY LLC

2761 Country Lane Circle
Eagle Grove, IA 50533-0877

Phone 515-448-3079

Fax 515-448-5028

ryerson@goldfieldaccess.net

www.ryersonauctionrealtyltd.com



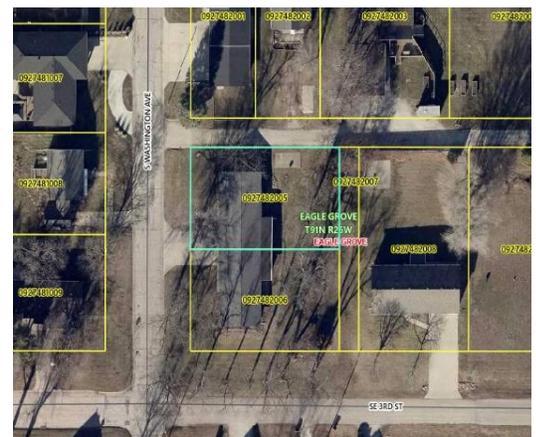
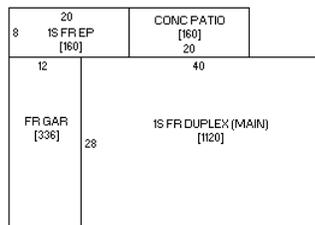
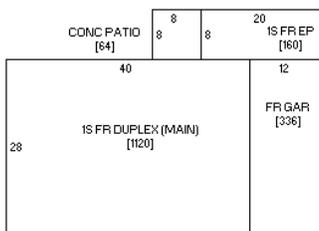
Deborah D Vance, Broker | Michael Ryerson, Sales |

515-689-3715

515-689-3728

Property Location: 324 & 328 S Washington Ave
School District: Eagle Grove
 N ½ of Lots 7 & 8 & N ½ of W 15'
Legal Description: Of Lot 9 Block 8 Fritz
 S ½ of Lots 7 & 8 & S ½ of W 15'
 Of Lot 9 Block 8 Fritz
Price: \$245,000
Approximate Age: 1997
Style: Duplex
Bedrooms: 2 + 2
Siding: Vinyl
Roof Age: Recent
Lot Size: 140' X 230'
House Sq. Ft: 1,120
Garage: 2 One Car Attached
Living Room Flooring: Carpet
Bathroom: 1 Full
Basement: None
Furnace: FA
Central Air: Yes
 12 mo. Avg. elec bill \$81 & \$73

Kitchen Details:
Cabinets: Oak
Frig: No
Stove: No – Electric
Dishwasher: Yes
Garbage Disposal: No
Dining Space: Yes
Flooring: Vinyl
Dining Room: Yes
Laundry Location: Main
Washer/Dryer: No – Electric
Water Heater: Electric
Elec. Panel: Breakers
Net Taxes: \$4,598
 Terms of Sale/Possessi Cash/Upon Fi 2024/2025



The following information, although believed to be accurate, is not guaranteed to be so. Buyer should do his own inspections. We assume no liability. The measurements are estimates only. This info is subject to change without notice. The seller does not warrant appliances past day of listing. The greatest compliment we can receive is a personal referral, please tell your friends about us.