

# 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 | Todd Swalin, Sales**  
**515-689-3715                      515-689-3728                      515-689-8987**

**Property Location:** 112 S Fort Avenue Eagle Grove, IA  
**School District:** Eagle Grove  
**Legal Description:** S 64' OF N169' OF LOT 8 NE SE  
**Price:** \$175,000.00 **Revised Price \$164,500.00**  
**Approximate Age:** 1968  
**Style:** 1 story

**Bedrooms:** 3  
**Siding:** Brick and vinyl  
**Roof Age:** Aug-24  
**Lot Size:** 64.00 x 179.00  
**House Sq. Ft:** 1,527  
**Garage:** 2 car 492 sf  
**Living Room Flooring:** Carpet  
**Bathroom:** 2 main, 1/2 basement  
**Basement:** Full unfinished  
**Furnace:** FA Lenox Elite Series  
**Central Air:** Yes  
**12 mo. Avg. elec bill** \$ 135.00

## **Kitchen Details:**

**Cabinets:** Birch  
**Frig:** Yes  
**Stove:** Yes Electric  
**Dishwasher:** Yes  
**Garbage Disposal:** Yes  
**Dining Space:** Yes  
**Flooring:** Vinyl

**Dining Room:** Yes/Living room  
**Bonus room:** Game or family-carpet  
**Laundry Location:** Main bath  
**Washer/Dryer:** Yes  
**Water Heater:** Gas 2002  
**Water Softener:** No  
**Elec. Panel:** Breakers 2024/2025  
**Net Taxes:** \$2,416  
**Terms of Sale/Possess** Cash/Upon Final Settlement

**Ranch home with 3 Bedrooms 3/4 bath w/tub & 3/4 bath with shower & laundry, Living & dining area 1 spacious room, kitchen right off garage so you don't have to carry your grocery's far, then a bonus room with electric heat could be a Den or family/gaming room. Full basement no finish with tons of potential. Gutters have heat cable so they don't freeze. (Unsure where switch is or working)**

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.