



**We are Pleased to  
Present for Sale  
House, Buildings, and  
41 Acres More or Less  
Linn County, Iowa**



**4286 Frozen Hill Road, Anamosa, IA 52205**

**OWNERS:** Tom and Alycia Maxwell.

**LOCATION:** From Central City: 5 miles east on Highway E16 (Sawyer Road), 2 ½ miles south on Highway X20 (Prairieburg Road), 2 miles east on Burlingham Road, ½ mile south on Frozen Hill Road.

**LEGAL DESCRIPTION:** Lot 1, Buffalo River First Addition to Linn County, Iowa and the NW ¼ SW ¼ of Section 13, Township 85 North, Range 5, West of the 5<sup>th</sup> P.M., Linn County, Iowa.

**PRICE & TERMS:** \$350,750.  
\$370,750.

**POSSESSION:** Negotiable.

**TAXES:** Estimated at \$1,800.

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<b>SCHOOL DISTRICT:</b>	Central City Community School District. The Anamosa school buses also drive by this property.
<b>CROPLAND:</b>	There are 36 acres of cropland on the east side of the road.
<b>CSR:*</b>	ArcView software indicates a CSR of 61.8 on the cropland acres.
<b>HOUSE:</b>	This is a 1 ½ story, nice country home consisting of 1,736 finished square feet with four bedrooms. Includes a new roof, newer windows and recently remodeled bathroom. There are some nice outbuildings that could be used for storage or livestock.
<b>Main Level:</b>	
<b>Mud/Laundry Room:</b>	13'6" x 13'6"; Laundry hookups; closet; vinyl floor.
<b>Kitchen:</b>	13' x 13'6"; Plywood cabinets; Amana electric stove; Whirlpool dishwasher (new in 2007); reverse osmosis system; vinyl floor.
<b>Living Room:</b>	13'6" x 21'; carpet floor.
<b>Bedroom/Parlor:</b>	12' x 13'3"; carpet floor.
<b>Bathroom/Office:</b>	9' x 10'; closet; carpet floor.
<b>Bathroom:</b>	5'9" x 8'; tub/shower; sink; stool; vinyl floor.
<b>Second Level:</b>	
<b>Northwest Bedroom:</b>	9'3" x 11'; wood floor; (access to attic).
<b>South Bedroom:</b>	13'4" x 13'9"; carpet floor.
<b>Northeast Bedroom:</b>	9' x 13'3"; closet; wood floor.
<b>Sunroom:</b>	7'4" x 13'7"; 6 windows.
<b>Basement:</b>	
<b>Hot Water Heater:</b>	Electric; 50 gallons.
<b>Pressure Tank:</b>	Located in basement.
<b>Breaker Box:</b>	200 Amp; Installed July 2006.
<b>Furnace:</b>	LP; Forced air; New in 2004.
<b>Central Air:</b>	New in 2006.
<b>GARAGE:</b>	22' x 30'; concrete floor.
<b>WELL:</b>	The drilled well is located southeast of the house.
<b>SEPTIC SYTEM:</b>	The septic tank and leach field are located northeast of the house.
<b>OUTBUILDINGS:</b>	
<b>Machine Shed:</b>	54' x 98'; concrete floor.
<b>Machine Shed:</b>	40' x 90'; dirt floor.
<b>Older Machine Shed:</b>	22' x 54'; concrete floor.
<b>Barn:</b>	Includes a large concrete lot and guard rail, ideal for livestock.
<b>Chicken House:</b>	22' x 30'; steel roof and sides.

\*CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.

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**LP TANK:** Rented from Demmer Oil.

**FENCE AGREEMENT:** In the event that the owner of the adjacent property, or said Lot 1, requests a fence, the owners of said Lot 1 hereby agree to construct and pay for a fence along that boundary. The owners of Lot 1 are responsible for the care and maintenance of the fence.

**BROKER'S COMMENTS:** This property includes it all with a 4-bedroom country home, two large machine sheds, and other outbuildings for storage and livestock! Includes 36 acres of good cropland. Ideal Livestock Farm.



Measured Tillable Acres		36.0	Average CSR	61.8		
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres	
110C	Lamont fine sandy loam, 5 to 9 p	27	120	32	1.68	
178A	Waukee loam, 0 to 2 percent slo	79	191	52	10.99	
293C	Chelsea-Lamont-Fayette comple	40	138	37	4.09	
293D2	Chelsea-Lamont-Fayette comple	28	122	33	0.05	
315	Loamy alluvial land	5	91	25	0.04	
352B	Whittier silt loam, 2 to 5 percent :	63	169	46	2.76	
412D	Sogn loam, 9 to 18 percent slope	5	91	25	6.00	
485	Spillville loam	92	208	56	3.26	
8B	Judson silty clay loam, 2 to 5 per	90	206	56	7.14	

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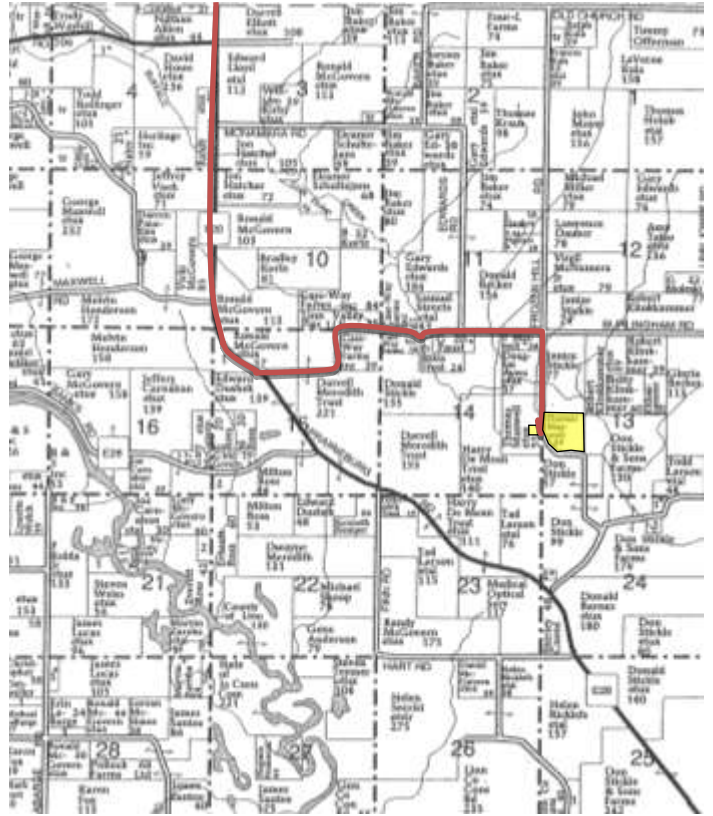


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Aerial Map



Plat Map



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