



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



4286 Frozen Hill Road, Anamosa, IA 52205
~~\$139,500~~ - \$119,500

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.

PRICE & TERMS: \$119,500.
~~\$139,500.~~

POSSESSION: Negotiable.

TAXES: To be determined.

SCHOOL DISTRICT: Central City Community School District. The Anamosa school buses also drive by this property.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

HOUSE: 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.

Main Level:

Mud/Laundry Room: 13'6" x 13'6"; Laundry hookups; closet; vinyl floor.
Kitchen: 13' x 13'6"; Plywood cabinets; Amana electric stove; Whirlpool dishwasher (new in 2007); reverse osmosis system; vinyl floor.
Living Room: 13'6" x 21'; carpet floor.
Bedroom/Parlor: 12' x 13'3"; carpet floor.
Bathroom/Office: 9' x 10'; closet; carpet floor.
Bathroom: 5'9" x 8'; tub/shower; sink; stool; vinyl floor.

Second Level:

Northwest Bedroom: 9'3" x 11'; wood floor (access to attic).
South Bedroom: 13'4" x 13'9"; carpet floor.
Northeast Bedroom: 9' x 13'3"; closet; wood floor.
Sunroom: 7'4" x 13'7"; 6 windows.

Basement:

Hot Water Heater: Electric; 50 gallons.
Pressure Tank: Located in basement.
Breaker Box: 200 Amp; Installed July 2006.
Furnace: LP; Forced air; New in 2004.
Central Air: New in 2006.

GARAGE: 22' x 30'; concrete floor.

WELL: The drilled well is located southeast of the house.

SEPTIC SYTEM: The septic tank and leach field are located northeast of the house.

OUTBUILDINGS:

Machine Shed: 54' x 98'; concrete floor.
Machine Shed: 40' x 90'; dirt floor.
Older Machine Shed: 22' x 54'; concrete floor.
Barn: Includes a large concrete lot and guard rail, ideal for livestock.
Chicken House: 22' x 30'; steel roof and sides.

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!



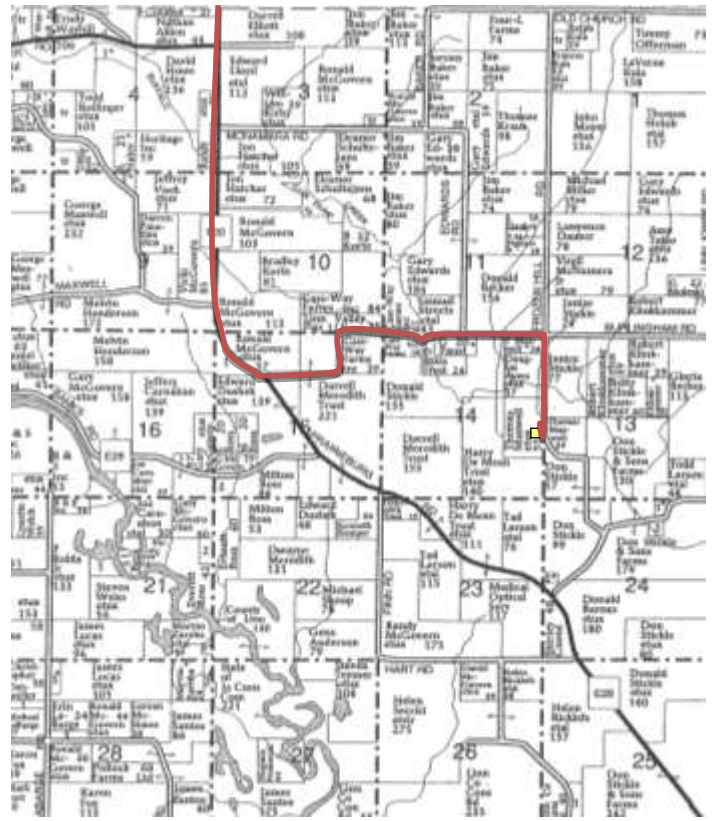
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Aerial Map

Plat Map



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