



**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.

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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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SITE PLAN BUFFALO RIVER FIRST ADDITION TO LINN COUNTY, IOWA

A part of the NE ¼ SE ¼ of Section 14, Township 85 North, Range 5 West of the 5th Principal Meridian, Linn County, Iowa described as follows:

Commencing as a point of reference at the E ¼ corner of said Section 14;
 thence S01°02'24"E along the east line of said NE ¼ SE ¼, 299.40 feet to the point of beginning;
 thence continuing S01°02'24"E, 418.35 feet;
 thence N88°26'47"W, 477.32 feet;
 thence N01°02'23"W, 438.36 feet;
 thence S88°26'45"E, 477.31 feet to the point of beginning, containing 4.58 acres which includes 0.38 acres of road right of way.



LINE TABLE

NUMBER	DIRECTION	DISTANCE
1	S01°02'24"E	299.40
2	S01°02'24"E	418.35
3	N88°26'47"W	477.32
4	N01°02'23"W	438.36
5	S88°26'45"E	477.31



- ▲ FOUND SECTION CORNER
- FOUND 1/2" REBAR OR 40 LARGES
- FOUND ENHELLED ▲
- ▲ SET SECTION CORNER
- SET 1/2" REBAR W/IPC #8x47
- POINT OF BEGINNING
- RECORDED AS
- 6" x 4" CONCRETE POST 4"/8"K
- UTILITY EXHIBIT
- UTILITY & DRAINAGE EXHIBIT
- P/C YELLOW PLASTIC CAP

PROPERTY LOCATION:
 4286 FROZEN HILL ROAD
 NE ¼ SE ¼
 14-85-5
 BUFFALO

OWNER: THOMAS JON MAXWELL AND ALYDA ANN MAXWELL
 4286 FROZEN HILL ROAD
 ANAMOSA, IA 52205
 319-430-8341

SURVEYOR: BRAIN ENGINEERING, INC.
 1540 MIDLAND COURT NE
 CEDAR RAPIDS, IOWA 52402
 319-294-9424

NOTE: ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.
 LOT A TO BE DEDICATED TO THE PUBLIC
 PRINCIPAL STRUCTURE SETBACKS
 FRONT YARD - 50 FEET
 REAR YARD - 50 FEET
 SIDE YARD - 10 FEET
 ALL ZONING WITHIN OF 500 FEET OF PLAT IS AG.
 UNLESS NOTED OTHERWISE



DATE OF SURVEY: 3/15/11

152-158482 11/11/11	<h2 style="margin: 0;">SITE PLAN</h2> <p style="margin: 0;">BUFFALO RIVER FIRST ADDITION</p>		Drawn: SM8 3/15/11 Checked: KAW 3-27-11	Book: 298 Sheet: 1 Scale: 1"=100'
	<p style="font-size: small;">Title: _____</p>			
	<p style="font-size: x-small;">152-158482-11/11/11</p>			

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