



**We are Pleased to  
Present for Sale  
13.6 Acres  
Jones County, Iowa**



**1026 Shaw Road, Anamosa, Iowa**  
**~~\$275,000.00~~ \$250,000**

<b>OWNER:</b>	Janice L. Swanson
<b>LOCATION:</b>	From Anamosa: South one mile along Hwy 151.
<b>LEGAL DESCRIPTION:</b>	A part of Lot 2 of Section 14, Township 84 North, Range 4 West of the 5 <sup>th</sup> P.M., Jones County, Iowa as recorded in the Quit Claim Deed in Jones County Recorder's Office in Book 2004, Page 1193.
<b>PRICE &amp; TERMS:</b>	\$250,000 <del>\$275,000</del> - 5% upon acceptance of offer and balance at closing.
<b>POSSESSION:</b>	Immediate.
<b>TAXES:</b>	2009-2010, payable 2010-2011 – \$1,346.00. There are 12.3 taxable acres.
<b>SCHOOL DISTRICT:</b>	Anamosa Community School District.

*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:**

There is a three bedroom house that was built around 1900. It includes 1-1/2 bathrooms, hardwood floors, wood cabinets, a new furnace that was installed in 2008.

**OUTBUILDINGS:**

Various outbuildings include a barn, cattle shed, chicken house, and a garage.

**WELL:**

Located northeast of house.

**SEPTIC SYTEM:**

Located west of house.

**FUEL OIL TANK:**

There is an old fuel oil tank buried north of the house.

**LP TANK:**

Rented from Ag Vantage FS.

**BROKER'S COMMENTS:**

This property is ideally located at a high traffic intersection along four-lane Hwy 151 near Anamosa. It offers high visibility for a potential commercial/business location.



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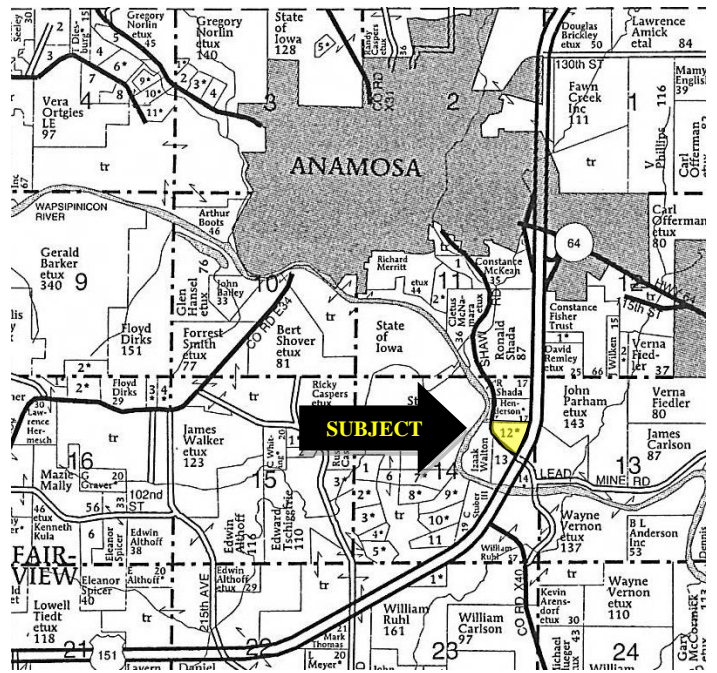


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Aerial Map

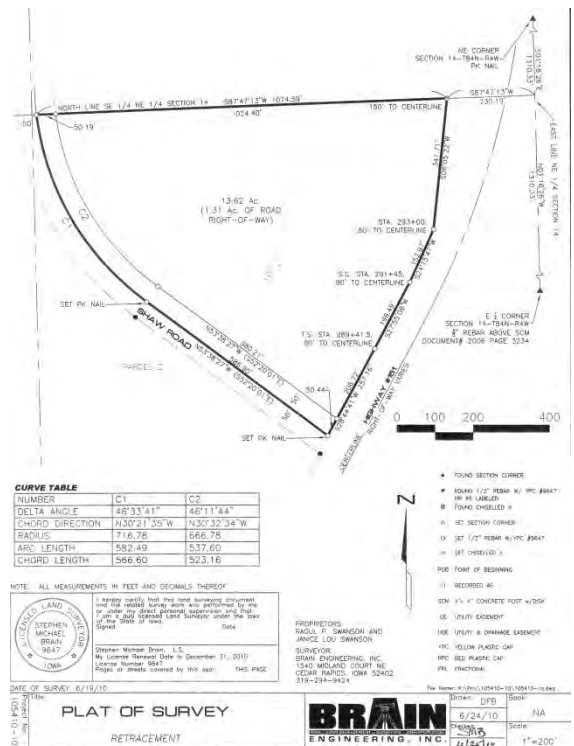
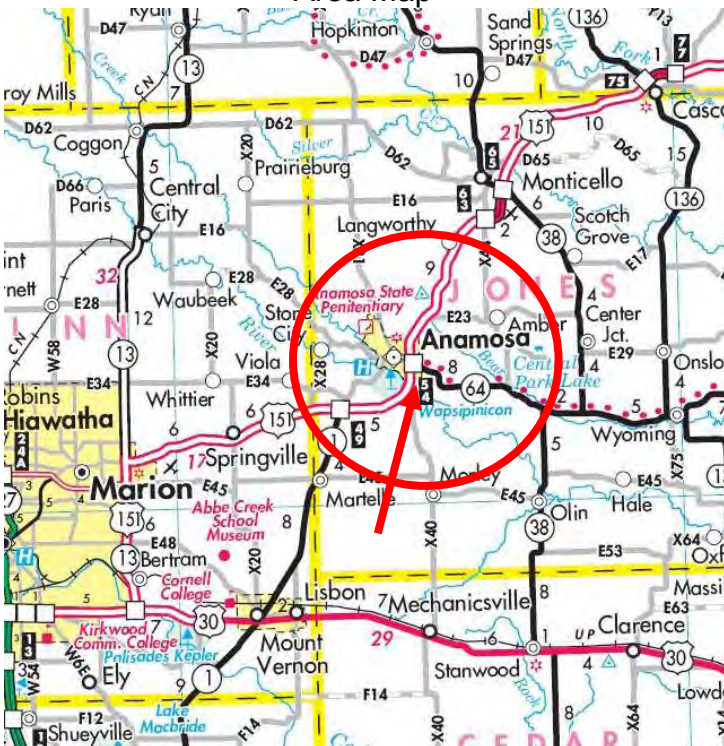


Plat Map



Permission for reproduction of map granted by Farm & Home Publishers  
PLAT OF SURVEY

Area Map



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