



**We are Pleased to
Present for Sale
House, Buildings and 161 Acres
Linn County, Iowa**



4570 Frozen Hill Road, Anamosa, IA 52205

OWNERS:

John and Lavonne Moyer.

LOCATION:

From Prairieburg: One mile south on X20 to E16, two miles east on E16 to Frozen Hill Road, two miles south on Frozen Hill Road.

From Monticello: Ten miles west on E16 to Frozen Hill Road, two miles south on Frozen Hill Road.

The cropland is located on the east side of the road and the house and buildings are located on the west side of the road.

LEGAL DESCRIPTION:

N398' S735' E489' NE NE – except road, Section 11, and SW ¼ - Ex Moyer 1st, Section 1; all in Township 85 North, Range 5 West of the 5th P.M., Linn County, Iowa.

PRICE & TERMS:

\$1,118,950.00 - \$6,950 per acre – 10% upon acceptance of offer and balance at closing.

POSSESSION:

Negotiable.

TAXES:

2008-2009, payable 2009-2010 – \$5,990 - net – \$37.50 per taxable acre. There are 159.72 taxable acres.

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<i>SCHOOL DISTRICT:</i>	Central City Community School District.
<i>HOUSE:</i>	This is an attractive four bedroom home that was built in 1997 and includes 2,666 finished square feet of living space with first floor laundry. The master bedroom is located on the main level with two bedrooms located on the upper level and one bedroom located in the lower level. The home includes 6 panel oak doors and double hung windows throughout.
<i>MAIN LEVEL:</i>	
<i>Eat In Kitchen:</i>	13' 1" x 17' 3"; oak cabinets, dishwasher, island, sliding door to deck, pantry, and vinyl floor tiles.
<i>Dining Room:</i>	11' x 13' 1"; carpet and pantry closet.
<i>Laundry Room:</i>	5' 3" x 5' 9"; washer and dryer hookups, closet with oak cabinets and vinyl floor tiles.
<i>Bathroom:</i>	3' 1" x 7' 6"; stool, sink and vinyl floors.
<i>Office:</i>	7' x 9' 8"; carpet flooring.
<i>Master Bedroom:</i>	13' 1" x 18'; two walk in closets and carpet flooring.
<i>Master Bathroom:</i>	13' 1" x 10' 10"; (excludes 4' x 6' closet), shower, stool, whirlpool tub, and double sink.
<i>Living Room:</i>	13' 1" x 23' 3"; gas fireplace and carpet flooring.
<i>Entry Way:</i>	7' 10" x 13' 1"; coat closet, open stairway to upper level.
<i>UPPER LEVEL:</i>	
<i>South Bedroom:</i>	12' 11" x 17' 2"; ceiling fan, sitting window, walk-in closet and carpet flooring.
<i>Sitting Area:</i>	5' 10" x 15' 9"; closet and carpet flooring.
<i>North Bedroom:</i>	10' 2" x 14'; two walk in closets and carpet flooring.
<i>Bathroom:</i>	6' x 6' 8"; tub/shower, stool, sink, closet and vinyl flooring.
<i>LOWER LEVEL:</i>	
<i>Living Room:</i>	12' 7" x 27'; ceiling fan, supplemental electric baseboard heat and carpet flooring.
<i>Bedroom:</i>	12' 7" x 15'; two closets, supplemental electric baseboard heat, and carpet flooring.
<i>Rec Room:</i>	12' 3" x 19' 2"; carpet flooring.
<i>Bathroom:</i>	7' 8" x 7' 11"; sink, stool, shower and vinyl flooring.
<i>Utility Room:</i>	13' 1" x 38'; concrete flooring, unfinished, doorway to garage.
<i>HOT WATER HEATER:</i>	50 gallon LP gas.
<i>WATER SOFTENER:</i>	Rented from Neal's Water Conditioning.
<i>FURNACE:</i>	LP forced air furnace.
<i>BREAKER BOX:</i>	200 Amp.
<i>ATTACHED GARAGE:</i>	29' x 32'; two overhead doors, concrete floors.
<i>OUTBUILDINGS:</i>	
<i>Machine Shed:</i>	54' x 150'; steel siding,

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Livestock Shed: 42' x 54'; concrete flooring, includes a DeLaval double four-step-up milking parlor, 1,000 gallon bulk tank with plate cooler, automatic cleaning system, and automatic drop off's.

Double Crib: 32' x 40'; steel roof, concrete floor.

Machinery Building: 24' x 40'; steel roof.

Machinery Building: 24' x 41'; steel roof.

Machinery Building: 26' x 50'; steel roof.

Machinery Building: 24' x 41'; steel roof.

WELL: There is a drilled well located on the west side of the house.

SEPTIC SYSTEM: Septic tank and drain field are located south of the house.

LP TANK: Rented unit.

RESERVED ITEMS: Refrigerator, stove, microwave, washer, dryer, and the two grain bins.

FSA INFORMATION:

Farm #4624 – Tract #3421	
Cropland	148.0 Acres
Corn Base	95.3 Acres
Direct and Counter Cyclical Corn Yield	121/121 Bushels/Acre
Soybean Base	45.7 Acres
Direct and Counter Cyclical Soybean Yield	42/42 Bushels/Acre

AVERAGE CSR:* ArcView Software indicates a CSR of 69.9 on the tillable acres. The Linn County Assessor indicates a CSR of 66.8 on the entire farm.

BROKER'S COMMENTS: This farm is ideally set up for a 50 to 70 head dairy operation. It includes a newer DeLaval double four step-up milking parlor, good outbuildings and a newer home. The facilities also include concrete lots and fence line bunks.



Calf Barn and Corn Crib



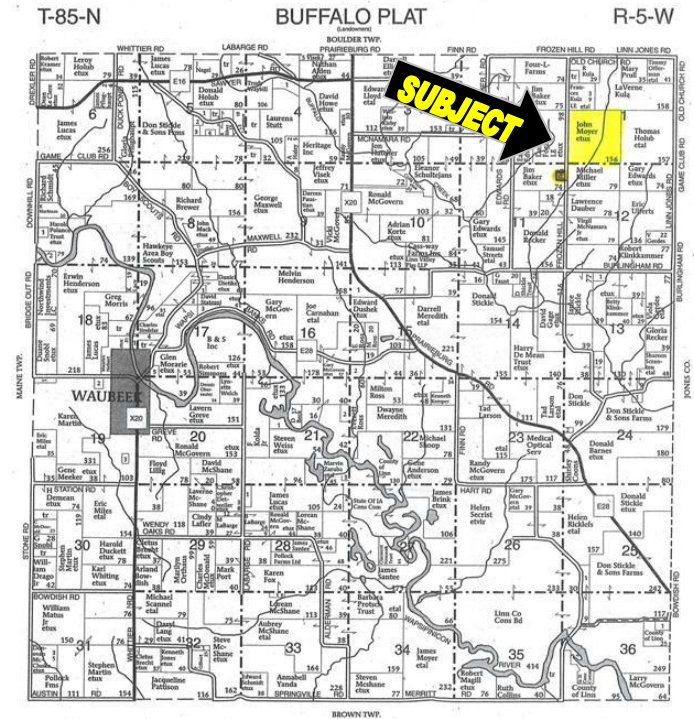
Milking Stalls

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Aerial Map



Plat Map



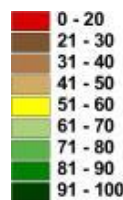
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CSR: Calculated using ArcView 3.2 software

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



Measured Tillable Acres		145.8	Average CSR	69.9	Com	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres		
11B	COLO-ELY COMPLEX	68	134	45	39.09		
120B	TAMA	95	167	56	5.33		
120C	TAMA	80	162	54	23.29		
120C2	TAMA	78	158	53	2.34		
162D2	DOWNS	63	140	47	29.10		
377B	DINSDALE	90	160	54	6.55		
391B	CLYDE-FLOYD-SCHILEY COM	73	126	38	3.28		
409B	DICKINSON LOAMY SUB	56	116	39	5.76		
409C	DICKINSON LOAMY SUB	41	111	37	3.60		
426B	AREDALE	85	149	45	15.91		
442D	DICKINSON-SPARTA-TAMA	43	108	36	11.57		



WE ARE PLEASED TO OFFER THESE SERVICES

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FOR MORE INFORMATION EMAIL: [MV REAL ESTATE](mailto:info@mvrealestate.com)

102 PALISADES ROAD ✱ MT. VERNON IA ✱ 52314 ✱ PHONE: 319-895-8858 ✱ WWW.HFMGT.COM

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