

2224 Taylor Avenue

Rowan IA 50470

County: Wright

Type:

Status: **Active**

List Price: **\$285,000**

Sold Price:

Original List Price: **\$325,000**



DOM/CDOM: **77 / 82**



Style **1HALF**
 Bedrooms **3**
 Baths Total **1**
 AGTotSQFT **1,766**
 BGFinSQFT **0**
 BGTotSQFT **668**
 Year Built **1921**
 Construction Status Desc
 Acres **4.390**
 Lot Size Dimensions **Irregular**
 Lot Size SqFt **191,228**
 Lot Description **Irregular Lot**

Property ID # **12-06-200-007**
 Property ID #2
 Property ID #3
 Tax Year **2022**
 Gross Taxes **\$2,077**
 AssessVal **148,100.00**
 TaxwAssmt
 AssmtPend **Unknown**
 HmstdDesc **None**
 List Date **12/22/2023**
 Input Date **12/22/2023 9:53 AM**
 Sales Contract Date
 Date Closed

Legal Desc **PAR B W 1/2 NE 06-91-23**
 School District Name
 School District Phone

Subdiv
 Rental License?
 Assoc Mgmt Co. Name
 Assoc Mgmt Co. Phone #

Association Fee
 Association Fee Frequency
 Common Wall
 Sub Lease?
 Sub Lease Expiration Date

Directions From Highway 3 go South on Taylor Ave to 2224 which is about .25 miles South of 220th Street and Taylor Ave.
Public Remarks Be sure to see this 4.39 acres listing. Beautiful view of countryside from rear of property. Acreage offers spacious 3 bedroom 2 story home with recent roofing, windows, siding, furnace and a/c, breakers and EV outlet. Large eat-in kitchen plus dining room, living room, office and 4 season porch, plus 2 car attached insulated/heated garage. Separate 1 story guest house offers central air, 2 bedrooms, carport and spacious kitchen. Security system is negotiable with sale. Kitchen and laundry appliances included in both homes! Outbuildings include detached garage, small shed, machine shed, large shop/shed. All clean and ready for use. Situated close to Clarion, Belmond, Hampton, Webster City, I -35 and only 1.25 miles off of paved Highway 3 and Highway 69. Potential for security system to come with acreage. 24 hours needed for showings, please call Darren Robinson at 515-293-1207

| Room | Level | Dimen | Other Rooms | Level | Dimen | Heating | Air Conditioning | Water | Sewer | Garage Stalls | Garage Stall # | Parking Characteristics | Fireplaces |
|-------------|-------|-------|-------------------|-----------------|----------------|------------|------------------|-------|---------------|---------------|----------------|---|------------|
| Living Room | Main | | Den | Main | | Forced Air | Central | Well | Septic System | 2.00 | 2 | Attached Garage, Detached Garage, Insulated Garage, Heated Garage, Driveway - Gravel, Electric Vehicle Charging | 0 |
| Dining Room | Main | | Four Season Porch | Main | | | | | | | | | |
| Family Room | | | | | | | | | | | | | |
| Kitchen | Main | | | | | | | | | | | | |
| Bedroom 1 | Upper | | | | | | | | | | | | |
| Bedroom 2 | Upper | | | | | | | | | | | | |
| Bedroom 3 | Upper | | | | | | | | | | | | |
| Bedroom 4 | Upper | | | | | | | | | | | | |
| | | | Bathrooms: | Total: 1 | Full: 1 | | | | | | | | |
| | | | | 3/4: 0 | 1/2: 0 | | | | | | | | |
| | | | | | 1/4: 0 | | | | | | | | |

Manufactured Home: No

Bath Description Upper Level Full Bath
Dining Room Description Separate/Formal Dining Rm
Appliances Refrigerator, Freezer, Washer, Dryer, Water Softener -Rented, Fuel Tank - Rented, Electric Water Heater
Basement Partial, Crawl Space
Window Features Double Pane Windows
Road Frontage County Road, Unpaved Streets
Accessible None

Amenities Unit Ceiling Fan(s), Hardwood Floors, Washer/Dryer Hookup
Electric Circuit Breakers
Flooring Carpet, Hardwood, Linoleum
Exterior Vinyl
Roof Asphalt Shingles, Age 8 Years or Less
Power Company

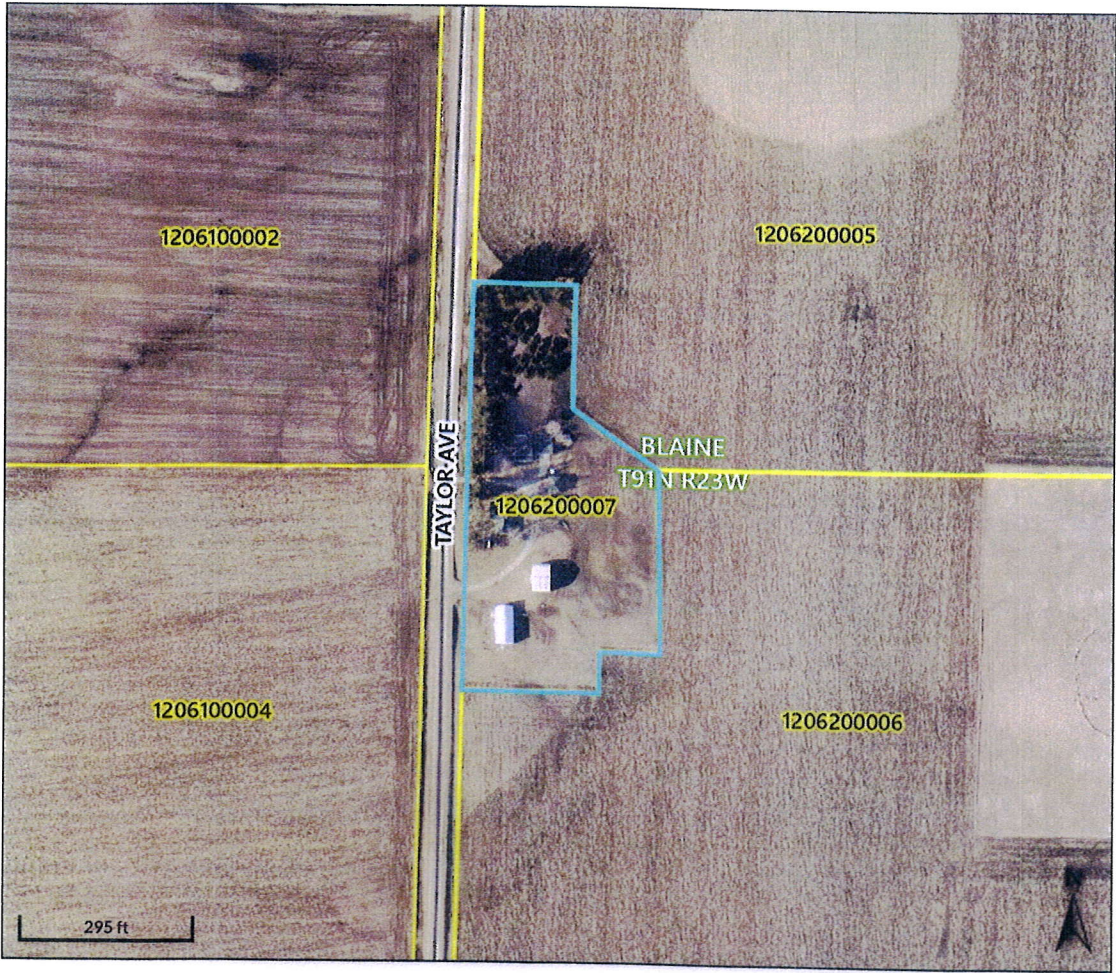
PREPARED BY:



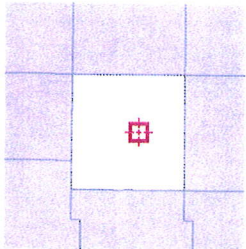
Jennifer A Van Jaarsveld
 jenny@homelandiowa.com
 515-448-3717



HomeLand Realty
 201 S. Commercial Ave.
 Eagle Grove IA 50533
 515-448-3717



Overview



Legend

Parcels

- Parcel
- BLL
- Wind Turbine
- Condo
- Corporate Limits
- Townships

| | | | | | |
|-----------------------|---|--------------|------|---------------|----------------------|
| Parcel ID | 1206200007 | Alternate ID | n/a | Owner Address | Burt, Mary-Louise |
| Sec/Twp/Rng | 6-91-23 | Class | A | | 2226 Taylor Ave |
| Property Address | 2224 TAYLOR AVE | Acreage | 4.39 | | Rowan, IA 50470-7517 |
| | RURAL | | | | |
| District | CLARION BLAINE | | | | |
| Brief Tax Description | PAR B W 1/2 NE | | | | |
| | 06-91-23 | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 12/4/2023
 Last Data Uploaded: 12/4/2023 7:20:41 AM

Developed by **Schneider**
 GEOSPATIAL

PLAT OF SURVEY

AUDITOR'S PARCEL LETTER DESIGNATION
 DATED THIS 3 DAY OF JUNE 2022

INDEX LEGEND

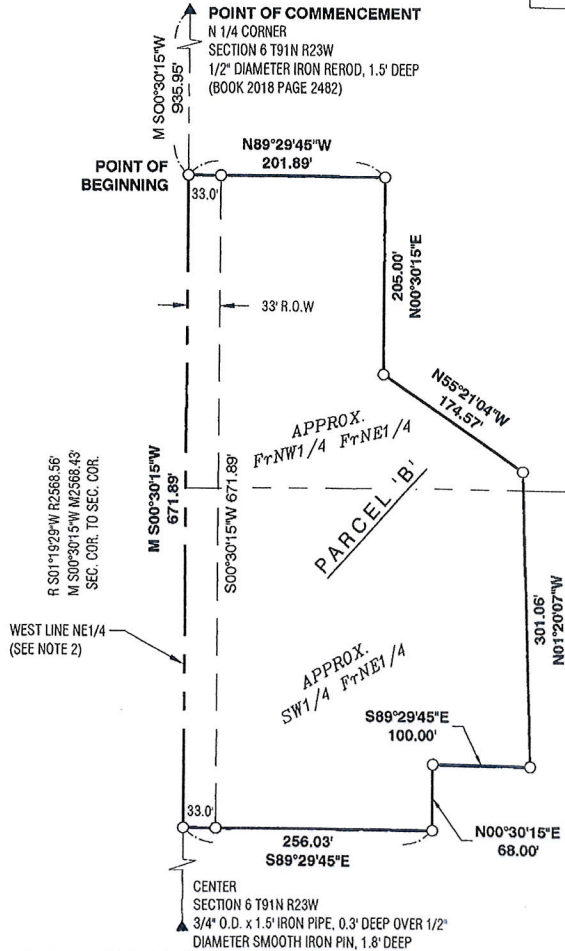
| | |
|---------------|---|
| LOCATION: | PARCEL 'B' LOCATED IN THE F _R NE 1/4, SECTION 6, TOWNSHIP 91 NORTH, RANGE 23 WEST, WRIGHT COUNTY, IOWA |
| PROPRIETOR: | MARY LOUISE BURT, PAMELA A. HAGAN, CYNTHIA J. PETERSON, SARAH R. BARRICK |
| REQUESTED BY: | MARY BURT |
| PREPARED BY: | CLAPSADDLE-GARBER ASSOCIATES, INC., 511 BANK STREET, WEBSTER CITY, IOWA 50595, PHONE 515-832-1876, CGA@CGACONSULTANTS.COM |



Book 2022 Page 1189

Document 22-1189 Type SURVY Pages 1
 Date 6/03/2022 Time 2:11:32PM
 Rec Amt \$7.00

DENISE D. BAKER, RECORDER
 WRIGHT COUNTY IOWA



| PARCEL 'B' | (TOTAL-ACRES) | (ROW-ACRES) | (NET-ACRES) |
|---|---------------|-------------|-------------|
| APPROX. F _R NW1/4 F _R NE1/4 | 1.73 AC | 0.25 AC | 1.48 AC |
| APPROX. SW1/4 F _R NE1/4 | 2.66 AC | 0.26 AC | 2.40 AC |
| TOTAL | 4.39 AC | 0.51 AC | 3.88 AC |

- NOTES:**
- FOR THE PURPOSES OF THIS SURVEY, PARTS OF THE FOLLOWING WERE RETRACED:
 COUNTY RECORDER'S BOOK 2018 PAGE 2483
 - SW CORNER F_RNW1/4 F_RNE1/4 - FOUND 5/8" DIAMETER x 1.0" IRON REROD WITH YELLOW CAP REMNANTS FROM COUNTY RECORDER'S BOOK 2018 PAGE 2482, 0.2' DEEP AND LAYING FLAT. RECORD TIES WERE FOUND BUT MONUMENT WAS NOT REESTABLISHED AS IT WAS NOT NEEDED FOR PURPOSES OF THIS SURVEY AND THE MONUMENT WAS ESTABLISHED USING A STRAIGHT LINE BETWEEN N1/4 CORNER AND CENTER. THEREFORE, PLACED REROD BACK AS FOUND AND DID NOT USE.

LEGAL DESCRIPTION:

COUNTY AUDITOR'S PARCEL 'B' LOCATED IN THE FRACTIONAL NORTHEAST QUARTER (F_RNE1/4) OF SECTION SIX (6), TOWNSHIP NINETY-ONE (91) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., WRIGHT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

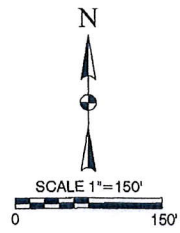
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH 00°30'15" WEST, 935.95 FEET ALONG THE WEST LINE OF SAID FRACTIONAL NORTHEAST QUARTER TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°30'15" WEST, 671.89 FEET ALONG SAID WEST LINE; THENCE SOUTH 89°29'45" EAST, 256.03 FEET; THENCE NORTH 00°30'15" EAST, 68.00 FEET; THENCE SOUTH 89°29'45" EAST, 100.00 FEET; THENCE NORTH 01°20'07" WEST, 301.06 FEET; THENCE NORTH 55°21'04" WEST, 174.57 FEET; THENCE NORTH 00°30'15" EAST, 205.00 FEET; THENCE NORTH 89°29'45" WEST, 201.89 FEET TO THE POINT OF BEGINNING, CONTAINING 4.39 ACRES TOTAL INCLUDING 0.51 ACRE OF ROAD RIGHT OF WAY. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

FOR THE PURPOSE OF THIS SURVEY, SAID WEST LINE OF SAID FRACTIONAL NORTHEAST QUARTER WAS DETERMINED TO BEAR SOUTH 00°30'15" WEST USING GPS.

LEGEND: (MONUMENT SYMBOLS ARE ORIENTED TO THE NORTH)

| DISTANCE OR BEARING | FOUND | DESCRIPTION |
|---------------------|-------|--|
| M = MEASURED | ▲ | PLSS CORNER FOUND (as noted) |
| R = RECORD | ○ | 3/4" DIAMETER x 2.0" IRON REBAR w/LIGHT BLUE PLASTIC ID CAP (#23133) |

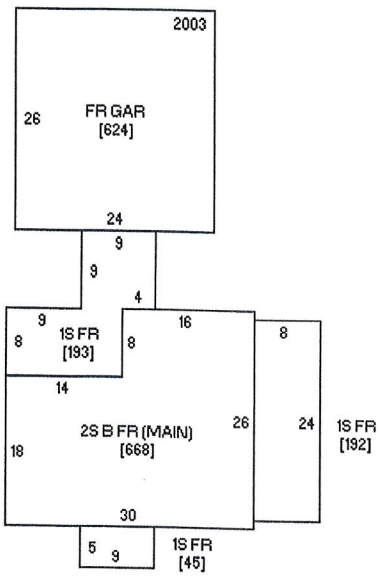
BURT SURVEY WRIGHT COUNTY, IOWA



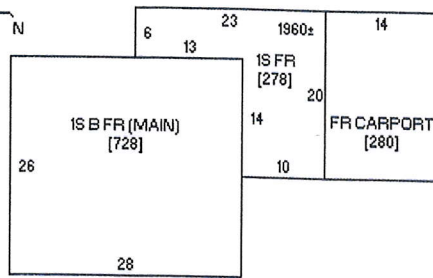
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Joseph A. Snethen, PLS date 5-31-2022
 Iowa License Number 23133
 My License Renewal Date is December 31, 2022
 Pages or sheets covered by this seal: 1

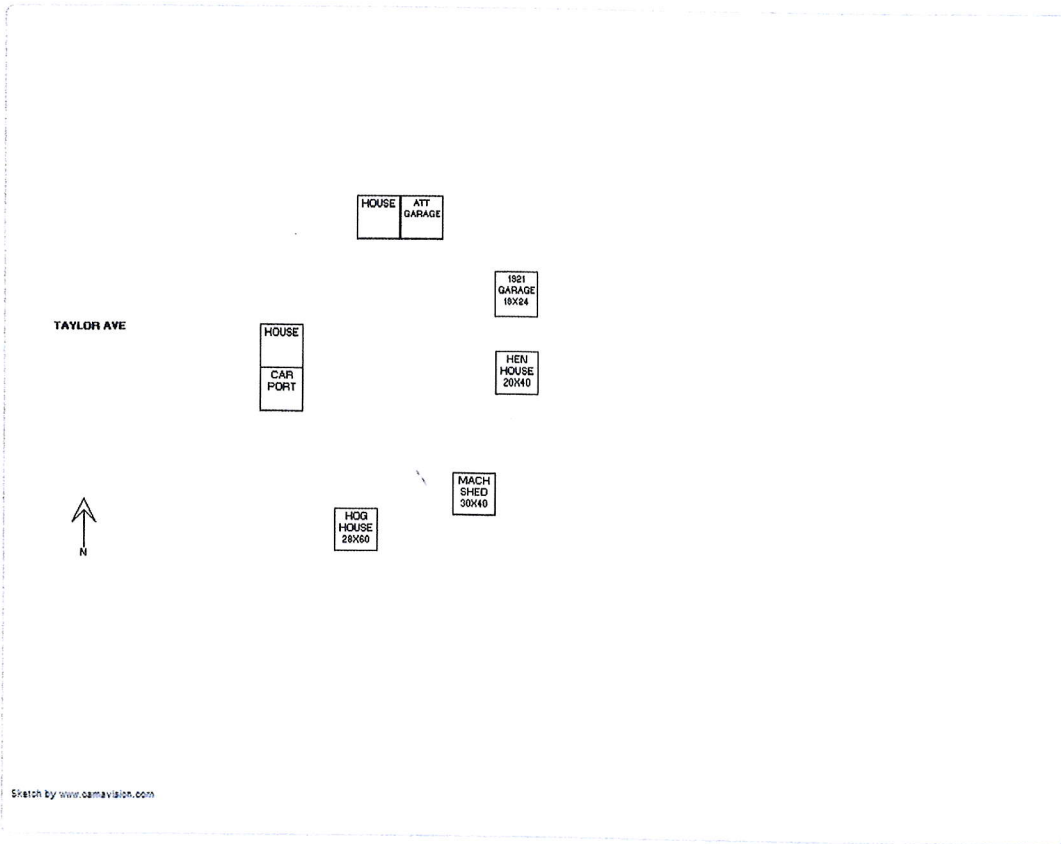
PROJECT NO. 79486
 DATE OF SURVEY: 3-29-22
 DRAWN BY: TMM, JJJ
 FIELD CREW: JM, MM
 SHEET NO. 1



Sketch by www.camavision.com



Sketch by www.camavision.com



No data available for the following modules: Commercial Buildings, Yard Extras, Tax Sale Certificates.

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. Contact the Wright County Assessor's office with any questions.
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