



**Farmers
National
Company**

1102 Broadway
Emmetsburg IA, 50536
(712)852-2002

**FOR SALE
East Duplex Unit
97 Nolan Drive
Emmetsburg, IA 50536
\$259,900**



Bedrooms 2	Square Footage 1,455	Garage 21' x 25' Attached 2 Car	Description
Bathrooms 2	House size (Irregular See Floor Plan)	Lot Size 45' x 150'	Carefree country living with city utilities in this brand new single story duplex. This property is eligible for a 5 year tax abatement, energy efficiency rebates, and a \$20,000 housing initiative grant. Experience the joy of maintenance free living and the peaceful views of the countryside.
Year Built 2023	Patio Covered	Style Single Story Duplex	
School District Emmetsburg	Heat Natural Gas - Forced Air	Air Conditioning Central	
Taxes \$2,300.00 (Approximate)	Average Gas TBD	Average Electric TBD	

**www.emmetsburgforsale.com
Mike Wentzel, Broker Cell: 712-298-1239
1102 Broadway Kermore Building
Emmetsburg, Iowa 50536**

All information is believed to be accurate, but is not guaranteed by the listed agent or broker.