



**Farmers  
National  
Company**

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

**FOR SALE**  
**2001 23<sup>rd</sup> Street**  
**Emmetsburg, IA 50536**  
**\$259,900**



| <b>Bedrooms</b><br>3+      | <b>Square Footage</b><br>1,632             | <b>Garage</b><br>24' x 24'             | <b><u>Description</u></b><br><br>This ranch style home features a 12' x 24' 4 season room addition and a finished basement with a non-conforming bedroom. Located on a large corner lot there is a large storage shed for extra items. House is in move in condition and ready for occupancy. |
|----------------------------|--|--|---|
| <b>Bathrooms</b><br>2      | <b>House Size</b><br>28' x 48'             | <b>Air Conditioning</b><br>Central     |   |
| <b>Patio</b><br>10' x 20'  | <b>Basement</b><br>Finished<br>767 Sq. Ft. | <b>Addition</b><br>12' x 24'           |   |
| <b>Year Built</b><br>1975  | <b>Lot Size</b><br>78' x 132'              | <b>Storage Shed</b><br>Yes             |   |
| <b>Taxes</b><br>\$2,706.00 | <b>Furnace</b><br>Electric FA              | <b>Average Electricity</b><br>\$137.00 |   |

[www.emmetsburgforsale.com](http://www.emmetsburgforsale.com)  
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*All information is believed to be accurate, but is not guaranteed by the listed agent or broker*