



**Farmers
National
Company**

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

FOR SALE

**218 & 218 1/2 North State Street
Emmetsburg, IA 50536
\$159,900**



			<u>Description</u>
Bedrooms 4 (Combined)	Square Footage 2,034+	Garage 14' x 31' (2)	This side by side duplex would make a great investment property or could serve as an owner's suite with rental income on the other side. Both units have a deck and large garage. The duplex was recently sided and the roof is fairly new. A large T-shaped lot is located to the east with a large storage building.
Bathrooms 2 full/2 half (Combined)	House Size 31' x 62'	Air Conditioning Central	
Basement Full/Unfinished	Decks/8' x 11' (2)	Shed 20' x 24'	
Year Built 1976	Lot Size 89' x 126' (3) 89' 128'	Heat Natural Gas FA	
Taxes \$3,510.00		Assessed Valuation \$179,430.00	

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.