



**Farmers  
National  
Company**

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

**FOR SALE  
2302 4<sup>th</sup> Street  
EMMETSBURG, IA 50536  
\$349,000**



<b>Bedrooms 3</b>	<b>Square Footage 2,096</b>	<b>Garage Size 24' x 36' (New 2008)</b>	<b>Description</b>  This fabulous Victorian home is located on a large corner lot next to Five Island Lake and is move in ready. Lots of extras that include a Gazebo with built in speakers, a loft above the large 2 car garage, a gas fireplace in the dining room and lots more. This property is beautifully landscaped and boasts great views of the lake from the deck and the eat in kitchen. The back yard is fenced in and very secluded for private get-togethers. Here is an opportunity to live on the lake and enjoy the views.
<b>Bathrooms 2</b>	<b>House size 2 Story</b>	<b>Lot Size 107' x 132'</b>	
<b>Heat Gas - Hot Water</b>	<b>Air Conditioning 5 Window Units</b>	<b>Year Built 1870</b>	
<b>Patio 8' x 10' Deck 8' x 18' Gazebo 264 Sq. Ft.</b>	<b>Basement 422 Square Feet</b>	<b>Fireplace Gas with electric switch</b>	
<b>Taxes \$4,984.00</b>	<b>Average Gas \$132.61</b>	<b>Average Electric \$41.00</b>	

[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.*