



**Farmers  
National  
Company**

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

**FOR SALE**  
**2606 2<sup>nd</sup> Street**  
**Emmetsburg, IA 50536**  
**\$299,900**



<b>Bedrooms</b> 3-4	<b>Square Footage</b> 2,778	<b>Garage Size</b> 23' x 23'	<b>Description</b>
<b>Bathrooms</b> 2 1/2	<b>House size</b> 34' x 48'	<b>Air Conditioning</b> Central	<p><b>CAREFREE LOW MAINTENANCE LIVING!!!</b></p> <p>Enjoy the comforts of this 3 bedroom 2 1/2 bath townhome. Recent improvements include a new roof, new furnace and air conditioner. All appliances stay in the home. No need to worry about lawn mowing or snow removal, it's all taken care of! Located within a block and a half from Five Island Lake this home is move-in ready.</p>
<b>Year Built</b> 1997	<b>Exterior</b> Vinyl Siding	<b>Heat</b> Nat Gas-Forced Air	
<b>Fireplace</b> Gas Log	<b>Basement Area</b> 1,634 sq. ft.	<b>Patio</b> 15' x 15'	
<b>Taxes</b> \$4,360.00	<b>Average Gas</b> \$51.00	<b>Average Electric</b> \$51.00	

**[www.emmetsburgforsale.com](http://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.*