



**Farmers  
National  
Company**

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

**FOR SALE  
2606 2<sup>nd</sup> Street  
Emmetsburg, IA 50536  
\$289,900**



|                              |                                        |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------|----------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Bedrooms<br/>3-4</b>      | <b>Square Footage<br/>2,778</b>        | <b>Garage Size<br/>23' x 23'</b>    | <b>Description</b><br><br><b>CAREFREE LOW<br/>MAINTENANCE LIVING!!!</b><br><br>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. |
| <b>Bathrooms<br/>2 1/2</b>   | <b>House size<br/>34' x 48'</b>        | <b>Air Conditioning<br/>Central</b> |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Year Built<br/>1997</b>   | <b>Exterior<br/>Vinyl Siding</b>       | <b>Heat<br/>Nat Gas-Forced Air</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Fireplace<br/>Gas Log</b> | <b>Basement Area<br/>1,634 sq. ft.</b> | <b>Patio<br/>15' x 15'</b>          |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Taxes<br/>\$4,306.00</b>  | <b>Average Gas<br/>\$51.00</b>         | <b>Average Electric<br/>\$51.00</b> |                                                                                                                                                                                                                                                                                                                                                                                                                    |

**[www.emmetsburgforsale.com](http://www.emmetsburgforsale.com)  
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Emmetsburg, Iowa 50536**

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