



**Farmers  
National  
Company**

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

**FOR SALE**  
**2606 2<sup>nd</sup> Street**  
**Emmetsburg, IA 50536**  
**\$349,000**



Bedrooms 3-4	Square Footage 2,778	Garage Size 23' x 23'	Description
Bathrooms 2 1/2	House size 34' x 48'	Air Conditioning 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>
Year Built 1997	Exterior Vinyl Siding	Heat Nat Gas-Forced Air	
Fireplace Gas Log	Basement Area 1,634 sq. ft.	Patio 15' x 15'	
Taxes \$4,026	Average Gas \$51.00	Average Electric \$51.00	

[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.*