



**Farmers  
National  
Company**

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

**FOR SALE - DUPLEX**  
**3104 8<sup>th</sup> St. & 801 Wallace St. Emmetsburg, IA 50536**  
**\$135,000**



House size 36' x 71'	Square Footage 2,488	Garage Size 14' x 24' & 24' x 26'	Description
Heat Nat Gas - Forced Air	Air Conditioning Central	Year Built 1978	This quality built duplex has a good rental history and features large living areas. Live on one side and rent the other out.
Lot Size 100' x 110'	Deck 12' x 25'	School District Emmetsburg	
Taxes \$3,680.00	Average Gas 801 Wallace St \$70.00	Average Gas 3104 8 <sup>th</sup> St \$93.00	
Assessed Valuation \$180,770.00	Average Electric 801 Wallace St \$44.00	Average Electric 3104 8 <sup>th</sup> St \$69.00	

[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.*