



**Farmers  
National  
Company**

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

**FOR SALE**  
**34760 Island View Lane**  
**Emmetsburg, IA 50536**  
**\$319,900**



<b>Bedrooms</b> 3	<b>Square Footage</b> 1,368	<b>Bathrooms</b> 2 1/2	<b>Description</b>
<b>Garage</b> 28' x 39'	<b>House Size</b> 36' x 38'	<b>Lot Size</b> 217' x 385' 1.96 acres	<b>Enjoy the sunsets at this unique lake home on Island View Lane. This ranch style home is situated on almost 2 acres of ground and has an oversized garage. Hickory hardwood floors on the main floor and a very functional kitchen with custom built cabinets. Price includes the use of a dock for your watercraft and lake activities.</b>
<b>Year Built</b> 2103	<b>Deck 12' x 24'</b>	<b>Fireplace</b> LP Gas	
<b>Basement</b> 1,171' Full/Finished	<b>Heat</b> LP Gas Forced Air	<b>Air Conditioning</b> Central	
<b>Taxes</b> \$3,052.00	<b>Average LP Gas</b> \$46.66 (Wessels Oil Co.)	<b>Average Electric</b> \$112.25	

**[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.*