



**Farmers
National
Company**

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

FOR SALE
Residence with a 60' x 72' Commercial Building
3639 450th Avenue
Emmetsburg, IA 50536
\$269,000



Bedrooms 2	Square Footage 1,781	Bathrooms 2	Description Fantastic views of the West Fork of the Des Moines River Valley. This home features a large 26' x 40' garage with loft and 2 full baths. 3 decks allow for outdoor enjoyment and entertaining. All appliances stay and the home is just a few steps from the restaurant.
Garage 26' x 40' Detached/with loft	House Size 9' x 15' Addition 28' x 32'	Lot Size 2.02 acres	
Year Built 1999	School District Emmetsburg	Deck (3) 16' x 16' - 16' x 28' 16' x 25'	
Basement 750 Sq. Ft Full/3/4 finished	Heat Natural Gas -FA	Air Conditioning Central	
Taxes \$3,328.00 (Combined With Restaurant)	Average Gas \$64.38	Average Electric \$480.00 (Combined With Restaurant)	

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.