



**Farmers  
National  
Company**

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

**FOR SALE**  
**3639 450<sup>th</sup> Avenue**  
**Emmetsburg, IA 50536**  
**\$299,000 (Includes Restaurant)**



<b>Bedrooms</b> 2	<b>Square Footage</b> 1,781	<b>Bathrooms</b> 2	<b>Description</b>  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.
<b>Garage</b> 26' x 40' Detached/with loft	<b>House Size</b> 9' x 15' Addition 28' x 32'	<b>Lot Size</b> 2.02 acres	
<b>Year Built</b> 1999	<b>School District</b> Emmetsburg	<b>Deck (3)</b> 16' x 16' - 16' x 28' 16' x 25'	
<b>Basement 750 Sq. Ft</b> Full/3/4 finished	<b>Heat</b> Natural Gas -FA	<b>Air Conditioning</b> Central	
<b>Taxes</b> \$4,082.00 (Combined With Restaurant)	<b>Average Gas</b> \$64.38	<b>Average Electric</b> \$480.00 (Combined With Restaurant)	

**[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.*