



**Farmers  
National  
Company**

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

**FOR SALE: 4286 422<sup>nd</sup> Avenue, Emmetsburg, Iowa  
\*\$229,000 Total - OR -  
\$129,000 for house and 3 acres /  
\$100,000 for shop, barn, and 2.8 acres**



Bedrooms 4	Square Footage 1,480	House Size 24' x 30' 2 story	Description  This acreage is located 8 1/2 miles southwest of Emmetsburg, Iowa. This property is an ideal place to raise horses. Recent improvements to the house include 2 new bathrooms, new kitchen cupboards, new flooring throughout, new siding, and new roof.
Bathrooms 2	Garage size 24' x 26' with loft	Air Conditioning Central	
Year Built 1939	Lot Size 5.8 acres	Heat LP gas forced air	
Breezeway 10' x 15'	Taxes \$1,284	Shed (1950 10' x 18'	
Tac Building (2000) 20' x 36'	Implement Building (1999) 38' x 50'	Barn ( 1950) 36' x 62'	

**[www.emmetsburgforsale.com](http://www.emmetsburgforsale.com)**

**Mike Wentzel, Broker  
Karen Brown, Sales Associate  
1102 Broadway  
Kermore Building  
Emmetsburg, Iowa 50536**

*All information is believed to be accurate, but is not guaranteed by the listed agent or broker.*