



**Farmers
National
Company**

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

**FOR SALE
117 Nolan Drive
Emmetsburg, IA 50536
\$364,900**



Bedrooms 3	Bathrooms 2	House Size (See Diagram)	Description Brand new home in the Rockport Addition with several lake views of 5 Island Lake. This home is eligible for a \$20,000 grant and a \$5,000 appliance credit at closing. This home is move in ready and also has \$1,000 in appliance rebates and a 5 year tax abatement program! Come take a look.
Square Footage 1546	Lot Size 95' x 120'	Garage 23' x 23'	
Year Built 2025	Air Conditioning Central	Heat Natural Gas/FA	
Taxes \$402.00 (Not Fully Assessed)	Average Gas \$96.34	Average Electric \$60.00	

**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.