



**Farmers  
National  
Company**

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

**FOR SALE**  
**99 Nolan Drive - West Unit**  
**Emmetsburg, IA 50536**  
**\$310,000**



<b>Bedrooms</b> 2	<b>Bathrooms</b> 2	<b>House Size</b> 32' x 40'	<b>Description</b>  Brand new duplex in the Rockport Addition. This home features a \$20,000 housing grant as well as a 5-year property tax abatement. Country living with city utilities!
<b>Square Footage</b> 1,418	<b>Lot Size</b> 100' x 149'	<b>Garage</b> 30' x 30'	
<b>Year Built</b> 2026	<b>Air Conditioning</b> Central	<b>Heat</b> Natural Gas/FA	
<b>Basement</b> None	<b>Taxes</b> TBD	<b>Average Electric and Average Gas</b> TBD	

**[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.*