



**Farmers  
National  
Company**

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

**FOR SALE  
Ford Road  
Lot 44, Rockport First Addition  
Emmetsburg, IA 50536  
\$37,500**



<b>Lot Size</b> 99 ½' x 125'	<b>Square Footage</b> 12,941	<b>Lot Acre</b> 0.30 acres	<b>Description</b>  Build your dream home on this large lot with a view of Five Island Lake. Located on the NW Shore of the lake this property has the use of Nolan/Rouse Park which is close by.
<b>Taxes</b> \$542.00	<b>Assessed value</b> \$32,880.00	<b>Utilities (City)</b> Gas, water, sewer	
	<b>Electricity</b> MidAmerican Energy		

**[www.emmetsburgforsale.com](http://www.emmetsburgforsale.com)**  
**Mike Wentzel, Broker Cell: 712-298-1239**  
**1102 Broadway Kermore Building**  
**Emmetsburg, IA 50536**

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