



**Farmers  
National  
Company**

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

**BUILDING LOTS FOR SALE  
Nelsons Country Estates Addition  
Emmetsburg, Iowa  
\$35,000 per lot**



<b>Lot Size</b> 2 acres	<b>Dimensions</b> 187' x 465'	<b>Taxes</b> To be determined	<b>Description</b> These building lots are located 2 miles North of the Emmetsburg Golf Course on County Road N40. These are great building lots with views of the West Fork of the Des Moines River and are located minutes from town on a hard surface road.
<b>Electricity</b> (buried underground) ILEC	<b>Water</b> Community Well	<b>Sewer</b> Buyer to provide septic tank	

**[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.*