



**Farmers  
National  
Company**

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

**FOR SALE  
4019 460<sup>th</sup> Avenue  
Emmetsburg, Iowa 50536  
\$229,900\$**



<b>Bedrooms 4*</b>	<b>Square Footage 3,072 ft</b>	<b>Garage Size 24' x 24' attached</b>	<b>Description</b>  This beautiful acreage is located two miles South of Emmetsburg off US Hwy 4. It has mature tree growth and a large lawn. On the site is a 30' x 60' insulated steel utility building with a heated 14' x 30' shop.
<b>Bathrooms 2 1/2</b>	<b>House Size 32' x 48'</b>	<b>Air Conditioning Central (new in 2007)</b>	
<b>Year Built 1982</b>	<b>Lot Size 3.86+/-acres</b>	<b>Heat Electric Heat Pump (new in 2008)</b>	
<b>3 season porch Enclosed 12' x 24'</b>			
<b>Taxes \$1,864</b>	<b>Average Gas</b>	<b>Average Electric</b>	

**Farmers National Company  
Mike Wentzel, Broker  
Jack Nolan, 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.*