



**Farmers
National
Company**

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

**FOR SALE
304 Madison Street
Emmetsburg, IA
\$52,000**



Bedrooms 2	Square Footage 826	Garage Size 12x22	Description This one story home is located 2 blocks west of Five Island Lake and qualifies for the home ownership grant. This would make a nice rental investment property or is perfect for a first time homebuyer.
Bathrooms 1	House size 22x30+addition	Air Conditioning Central	
Year Built 1938	Lot Size 66x132	Heat Natural Gas FA	
Assessed Value \$51,810	School District Emmetsburg	Basement Full unfinished	
Taxes \$516.00	Average Gas \$71.59	Average Electric \$46.00	

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.