



**Farmers  
National  
Company**

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

**FOR SALE**  
**701 & 703 Monroe Street, Emmetsburg**  
**\$115,000.00**



<b>Bedrooms</b> 4	<b>Building Size</b> 34' x 68'	<b>Garage Size</b> 24' x 24'	<b>Description</b>  This brick side by side duplex has a newer roof and features a double attached garage. There are laundry facilities off the garage and the units have separate meters for utilities. A great opportunity for rental investment income. Live on one side and rent the other out.
<b>Bathrooms</b> 2	<b>Basement</b> None	<b>Air Conditioning</b> Central	
<b>Year Built</b> 1974	<b>Lot Size</b> 122' x 132'	<b>Heat</b> Nat Gas Forced Air	
<b>Taxes</b> \$0	<b>Assessed Valuation</b> \$123,360.00		

[www.emmetsburgforsale.com](http://www.emmetsburgforsale.com)  
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1102 Broadway Kermore Building  
Emmetsburg, Iowa 50536

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