

# ACREAGE FOR SALE

## 5 Acres Palo Alto County



### 4081 360<sup>th</sup> Street, Emmetsburg, IA

**Location:** From Emmetsburg – 4 ½ miles west on Hwy 18.

**Legal:** 5 acres m/l in the SE1/4 SE1/4 of Section 18-96-33, Emmetsburg Township, Palo Alto County, Iowa. Acreage to be surveyed.

**Residence description:** A 1387 square ft, single story home with full basement and attached double garage. The home has 2 bedrooms and 2 bathrooms. The main floor has a kitchen, dining room, living room, and office. The basement is finished with laundry room, kitchenette, and family room. The home has been recently updated with cement board siding and metal roof.

**Acreage Improvements:** Heated shop 42' x 52' with attached machine shed 42' x 82' plus additional small storage shed. A new well was installed approximately five years ago. The driveway and yard have an overlay of limestone.

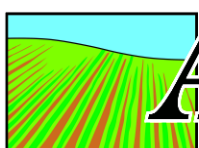
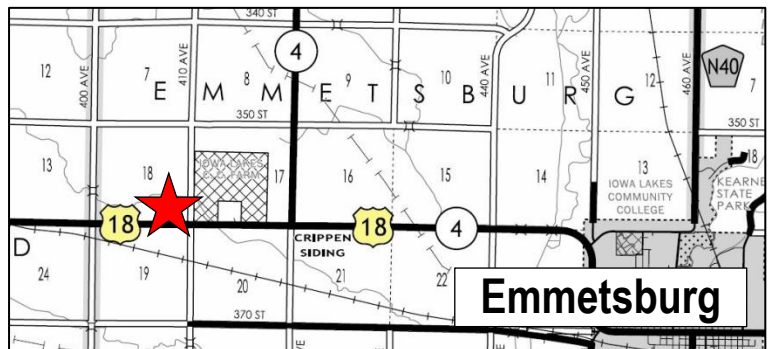
**Broker's Note:** Here is one of those hard to find acreages with a home, shop, and mature evergreen windbreak surrounding the entire property. This outstanding acreage is located just minutes west of Emmetsburg on Hwy 18. The work has been done. You'll want to move in once you take a tour.

Call Chuck Sikora 712-260-2788 to schedule your viewing!



RE Taxes: \$1648 (estimate)  
Possession: At closing  
**Price: \$295,000.00**

**Roger A. Hovinga - owner**



# ACRE CO

Farm Real Estate

Spencer, Iowa 712-262-3529

[theacrecos.com](http://theacrecos.com)

Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

*Call us to sell your farm!*