

3567 320<sup>th</sup> Street, Ruthven Iowa

**Fishing/Boating/Hunting/Swimming**



**One Mile From a 1200 Acre Lake**

**PROPERTY DETAILS:**

|                             |                              |                  |                   |                   |                |
|-----------------------------|------------------------------|------------------|-------------------|-------------------|----------------|
| <b>YEAR BUILT</b>           | <i>1974 (main structure)</i> | <b>HEAT</b>      | <i>G.F.A.</i>     | <b>POSSESSION</b> | <i>30 days</i> |
| <b>SQUARE FEET</b>          | <i>1600 Main floor</i>       | <b>AVG. GAS</b>  | <i>n/a</i>        | <b>AIR COND.</b>  | <i>C/A</i>     |
| <b>STYLE</b>                | <i>One story</i>             | <b>AVG. ELEC</b> | <i>n/a</i>        | <b>BEDROOMS</b>   | <i>n/a</i>     |
| <b>BATHS</b>                | <i>Four</i>                  | <b>WATER</b>     | <i>Rural</i>      | <b>SEWER</b>      | <i>Septic</i>  |
| <b>STREET</b>               | <i>Paved</i>                 | <b>GARAGE</b>    | <i>1 det.</i>     | <b>TAXES</b>      | <i>TBD</i>     |
| <b>BASEMENT/ % FINISHED</b> | <i>100/95</i>                | <b>LOT SIZE</b>  | <i>3.55 Acres</i> | <b>ZONING</b>     | <i>Ag.</i>     |

**Legal Description:**

Briefly described as a part of W1/2 of the SE ¼ of Section 29-97N-R34W Palo Alto Co. Ia. consisting of 3.55 acres as per survey.

**ONE MILE FROM LOST ISLAND LAKE & NATURE CENTER**

**Previously a Golf Course Club House**

**Would be a charming place to make into a home**

**Outbuildings Include Multiple Steel Storage Buildings/Trailer House/Garage**

**LISTING PRICE:**

**\$ 169,000.00**

**JOHNSON REALTY**

**921 Broadway, Emmetsburg, Iowa 50536**

**712-852-4921**

**(email) [emmettsburghomes@hotmail.com](mailto:emmettsburghomes@hotmail.com)**

**[www.emmettsburghomes.com](http://www.emmettsburghomes.com)**

*NOTE: Information is believed to be accurate but is not guaranteed.*