

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 1/4 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:**

**\$ 139,000.00**

**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.*