

# 2506 6<sup>th</sup> Street Emmetsburg, Iowa

*Johnson  
Realty*



## PROPERTY DETAILS:

<b>YEAR BUILT</b>	1972	<b>HEAT</b>	FHA	<b>POSSESSION</b>	30 day
<b>SQUARE FEET</b>	768	<b>AVG. GAS</b>	TBD	<b>AIR COND.</b>	Central
<b>STYLE</b>	Split Foyer	<b>AVG. ELEC</b>	TBD	<b>BEDROOMS</b>	Two
<b>BATHS</b>	One full	<b>WATER</b>	City	<b>SEWER</b>	City
<b>STREET</b>	Paved	<b>GARAGE</b>	1 car att.	<b>TAXES</b>	\$1,192
<b>BASEMENT/ % FINISHED</b>	Partially Finished	<b>LOT SIZE</b>	66 x 132	<b>ZONING</b>	S/F

### Legal Description:

East  $\frac{1}{2}$  of  
Lots 1 & 2  
Block 38  
Calls Addition

**Build Some Sweat Equity Into This Roomy Split Foyer**  
**Needs Some T.L.C But Is Priced For A Quick Sale**  
**Has Vinyl Siding And Is Located Next To Elementary School**

## LISTING PRICE:

**\$35,000.00**

**JOHNSON REALTY**

**921 Broadway, Emmetsburg, Iowa 50536**

**712-852-4921**

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

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