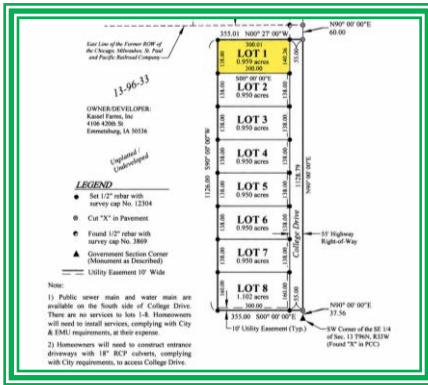


# Lot 1, College Drive, Emmetsburg, Iowa



## Property Details:

| STREET | City / Paved | LOT SIZE | 0.959 Acres | POSSESSION | 30 Days |
|--------|--------------|----------|-------------|------------|---------|
|--------|--------------|----------|-------------|------------|---------|

For more information,  
call Jayden Johnson  
@ 712-480-0397

Build your future here. This 0.959-acre lot is located on the north edge of Emmetsburg and offers a rare opportunity to bring your vision to life. A blank canvas with endless potential, this property is conveniently situated right inside city limits with nearby city utilities accessible. Located on a paved road with no covenants, you have the freedom to create exactly what you've been envisioning. Whether you're dreaming of a custom home, shop, barndominium, or simply want extra space to spread out, the possibilities here are wide open. Located in a desirable area near the wellness center, college, and golf course, this lot offers the perfect balance of convenience, potential, and room to grow. Buy one lot or purchase several depending on your needs. Endless potential in a great location!

## LISTING PRICE:

**\$59,900.00**

JOHNSON REALTY | 921 Broadway, Emmetsburg, IA 50536 | 712-852-4921  
Email: [jayden@emmettsburghomes.com](mailto:jayden@emmettsburghomes.com) | Website: [www.emmettsburghomes.com](http://www.emmettsburghomes.com)

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