



Monroe County, Iowa

LAND AUCTION

715
ACRES±
3 TRACTS

Venue: Lovilia Community Building, Lovilia, Iowa

WEDNESDAY, MARCH 4TH AT 10:00 A.M.

Property Preview: Fri., Feb. 21st from 10:00 a.m. - 1:00 p.m.

The Garrett Ranch is located in Sections 22, 23, 26 & 27, Cedar Township, Monroe County, IA. 6 miles southwest of Lovilia, IA. (Lovilia, IA is located 10 miles northwest of Albia, IA.)

Cattlemen and outdoor enthusiasts mark your calendars now for this upcoming Monroe County, Iowa land auction. This auction features one of the premier pasture and recreational farms that will be sold at public auction in the midwest in 2020! This farm includes 6 conveniently divided rotational grazing paddocks with ample grass to handle up to 250 cow/calf pairs or 400 yearlings. Other attributes of this farm includes 6 ponds with custom built water tanks in each paddock, productive tillable farmland that is currently in hay production as well as attractive recreational acreage. Tract 1 features a 3-bedroom modular home, a 33' x 54' Morton utility building, a cattle working facility and much, much more! You will not want to miss this rare opportunity to buy 715+ acres of contiguous pasture and recreational acreage in the heart of cattle country at public auction!

MIKE & JILL GARRETT - SELLERS

Maps & Details Online!

Atty: Jenna K. Lain • Law Office of Jenna K. Lain • Corydon, IA • Ph (641) 872-1304

Auction Managers: John Probasco (641) 856-7355 • Jim Huff (319) 931-9292

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