

BVW Auctions & Century 21 Signature Real Estate are proud to represent
DONALD & BETTY WADDLE AUCTION
IN THE SALE OF 79.28 M/L ACRES

Located SouthWest of Monroe, Iowa

DECEMBER 12, 10:00 AM • LOCATION: THE GATHERING PLACE

This expansive 79.28-acre property, consisting of two adjacent parcels (40 acres & 39.28 acres) offers a rare opportunity for agricultural or recreational use. The property features a traditional homestead with 5 outbuildings, providing space for farming equipment or storage. There are also valuable agricultural improvements, including grainery and cattle sheds situated in the pasture, ideal for livestock or farming operations. A well is already in place on the property, offering a reliable water source for agricultural or livestock needs. While the home on the property is not currently livable and would require significant repairs or demolition, the land itself provides potential for farming, ranching, or hunting. In addition to its existing agricultural infrastructure, this property offers a variety of uses. It could be developed into hay ground, providing an opportunity for forage production or livestock feed. The land is also well-suited for hunting in its open fields and timber, recreational activities such as ATV riding or camping, and pasture for grazing livestock. There is also the potential for income-producing CRP (Conservation Reserve Program) land, 41.81 tillable acres currently in CRP, offering a steady revenue stream while benefiting the environment.



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