

# BOONE COUNTY IOWA FARMLAND AUCTION 195 ACRES TO BE SOLD IN 2 TRACTS FRANCIS G VAUGHAN ESTATE MARCH 13TH, 2015 • 10 AM

Leonard Good Community Center  
114 Southwest 8th Street • Ogden, IA 50212

**Location Details:** Located SW of Ogden. From Ogden go west on Hwy 30 then 2 miles south on D Ave to 240th Street. Go east on 240th 1/2 mile and Tract 1 is on the south. If you go another 1/2 mile Tract 2 is on the south.

**Location:** Section 15, Beaver Township,  
Boone County Iowa 15-83-28

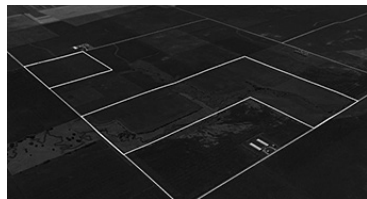
**Possession:** Buyer will receive landlords possession at closing subject to tenants right until March 1, 2016.

Buyer must agree to sign transfer of CRP agreements. CRP Agreements are on the listing page.

**2015 Rental:** Buyer will receive a sellers credit at closing for the 2015

**CRP Payment:** Buyer will receive 100% of the 2015 CRP Payment.

**Taxes:** Prorated to the date of closing



## Tract 1 Info

Farmland 157.42

Cropland 118.37

CRP 53.80

Corn Base Acres 57.10 Direct Yield 117, CCY 117

Soybean Base 7.50 Acres Direct Yield 33, CCY 33

Tillable CSR2 74.4, CSR2 61.3 Weighted Average

## Tract 2 Info

Farmland 38.14

Cropland 38.14

CRP 0

Corn Base Acres 18.30 Direct Yield 117, CCY 117

Soybean Base Acres 19.80 Direct Yield 33, CCY 33

CSR2 88.9



**DreamDirt**

For more information contact  
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**[www.DreamDirt.com](http://www.DreamDirt.com)**

**DreamDirt Farm & Ranch Real Estate LLC**

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