The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this auction. This sale is subject only to the approval of the Sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.

Thursday - December 18, 2014 - 10:00 am
Parkview Inn and Suites, 13 4th Street NE, West Bend, Iowa

Farm Locations: From West Bend – 4 miles west on B63, then south 2 1/2 miles on 535th Ave.
From Mallard – East 6 1/2 miles on B63, then south 1/2 mile on 525th Ave.

**Tract 1 – 158.13 acres m/l**
Legal: SW1/4 of Section 32-94-31, Palo Alto County, IA
Description: Outstanding, nearly level, all tillable, rectangular farm with 154.56 FSA crop acres all in one field. Tract 1 has outstanding productive soils. Gravel roads on west and south sides. CSR 69.9  CSR2 80.2

**Tract 2 – 159.49 Acres m/l**
Legal: NW1/4 of Section 32-94-31, Palo Alto County, IA
Description: Great nearly all tillable farm with 155.3 crop acres. Row crop acres are in one large field with 8.1 acres CRP in two small areas. Gravel roads on north and west sides. CSR 72.4  CSR2 84.6

**Tract 3 – 158.38 acres m/l**
Legal: NE 1/4 of Section 32-94-31, Palo Alto County, IA
Description: Good looking, well drained, gently rolling farm with 155.3 crop acres in two fields divided by 20.7 acres CRP and a waterway providing drainage. Gravel roads on north and east sides. CSR 65.3  CSR2 75.2

**Tract 4 – 155.41 acres m/l**
Legal: SW1/4 of Sec 30-94-31, Palo Alto County, IA, minus a building site
Description: Nearly level to very gently rolling farm with 146.9 crop acres including 26.1 acres CRP. Cropland is crossed by two waterways. Gravel roads on the west and south sides. CSR 70.3  CSR2 75.2

**Tract 5 – 35.61 acres m/l**
Legal: SW1/4 NE1/4 Sec 31-94-31, Palo Alto County, IA, minus a bldg site
Description: Small, inside, nearly level, rectangular farm with 35.2 crop acres all in one field. Gravel road on the west side. CSR 64.5  CSR2 75.4

Broker’s Note: The ACRE Co. is pleased to be selling the Forey Trust farms at public auction. Land Buyers, here is an outstanding opportunity to purchase one or a number of high quality Palo Alto County farms located between West Bend and Mallard. Long timed owned by the Foreys, these farms would make a great farmland investment or addition to any family farming operation in the area. All of these farms will be surveyed and sold times surveyed acres. Contact Jon or Chuck at The ACRE Co. for additional information on these farms or the method and order of selling these farms.

We look forward to seeing you in West Bend on sale day!

Eugene F. Forey Revocable Trust & Agatha E. Forey Revocable Trust – owner

Attorney: Charles Corbett
Corbett, Anderson, Corbett, Vellinga & Irvin, L.L.P.
Sioux City, Iowa

Auctioneers:
Jon Hjelm, ALC  &  Chuck Sikora
712-240-3529  712-260-2788
theacreco.com

Call us to sell your farm!

Real Estate Taxes: $13,958 annually. Taxes will be prorated to January 1, 2015.
Method of Sale: Tracts 1 and 2 will be offered together; Successful Bidder will have choice of Tract 1, Tract 2, or both tracts. Then Tracts 3, 4, and 5 will be offered individually in order.
Terms: 10 percent down sale day, balance due at close. January 22, 2015. Buyer will be responsible for paying for fall tillage at closing.
Possession: At close, subject to the balance of the 2014 farm lease. Farms are available for the 2015 crop season.

Great combination of good looking nearly all tillable farmland tracts

667 Acres Palo Alto County
5 Farms in West Bend Township

Eugene F. Forey Revocable Trust & Agatha E. Forey Revocable Trust – owner

Attorney: Charles Corbett
Corbett, Anderson, Corbett, Vellinga & Irvin, L.L.P.
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Forey Trust Farms
Palo Alto County, Iowa