

ABSOLUTE PUBLIC LAND AUCTION

2,607.67 ACRES
19 TRACTS

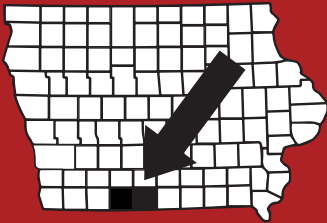


RINGGOLD & DECATUR COUNTY, IA

THURSDAY, MARCH 5TH, 2026

10:30AM

HOMESTEAD HALL/RINGGOLD CO FAIRGROUNDS
2214 US-169
MOUNT AYR, IA 5085



RICE
AUCTION COMPANY

JAKE RICE

641-202-3315

JAKE@RICEAUCTIONCO.COM

CONTACT
JIM HUGHES
REAL ESTATE
712-527-3114

ALLAN HUGHES

402-672-3621

INFO@JIMHUGHESREALESTATE.COM

www.RiceAuctionCompany.com

SELLER: HANK SMITH INC.

TRACT #2

118.99 Net Taxable Acres



FSA INFORMATION

Farm #761/786 Tract #1249/1251

Est. Farmland: 119

Est. Cropland: 79.67

Corn CCC-505 CRP Reduction Acres: TBS

Bean CCC-505 CRP Reduction Acres: TBS

*TBS - To Be Split by FSA Office

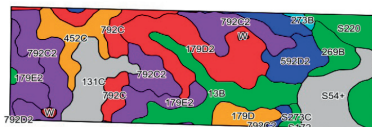
CSRII: 45.5

Brief Legal: 34-68N-29W

Poe Township, Ringgold County, IA

Taxes: \$1,662 or \$13.97/acre

**CRP Farm w/ Recreation, Adjoins
Tract 3**



CRP Information:

- 43.10 acres of CP38E-2 @ \$269.28 per acre expiring 9/30/2026 = \$11,605.97
- 30.63 acres of CP38E-2 @ \$208.25 per acre expiring 9/30/2026 = \$6,378.70
- 5.94 acres of CP42 @ \$246.82 per acre expiring 9/30/2026 = \$1,466.11
- Total = \$19,450.78

*FSA office will pro-rate CRP payment from closing date.



DIRECTIONS TO THE FARM:

From Mount Ayr - Drive East on Hwy 2 for 2 miles then turn South on County Rd P54 for 4-1/4 miles. Farm is located on the East side of the road. Signs will be posted!



For videos or to register to bid online, visit www.RiceAuctionCompany.com

TRACT #3

77 Net Taxable Acres



FSA INFORMATION

Farm #786 Tract #1251

Est. Farmland: 77

Est. Cropland: 67.53

Corn CCC-505 CRP Reduction Acres: TBS

Bean CCC-505 CRP Reduction Acres: TBS

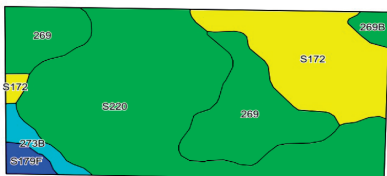
*TBS - To Be Split by FSA Office

CSRII: 70.1

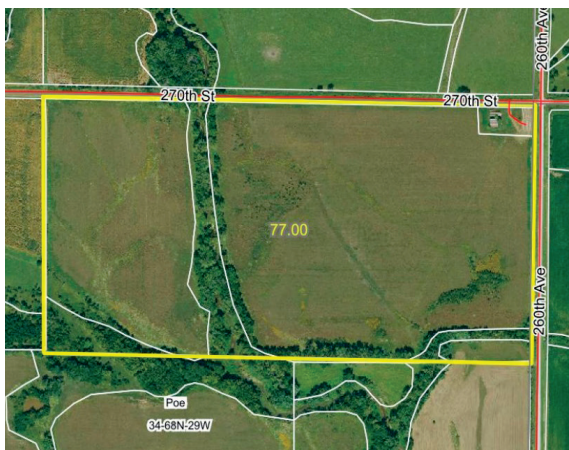
Brief Legal: 34-68N-29W

Poe Township, Ringgold County, IA

Taxes: \$1,826 or \$23.71/acre



CRP Farm, Adjoins Tract 2



CRP Information:

- 67.53 acres of CP38E-2 @ \$269.28 per acre expiring 9-30-2026
- Total = \$18,184.48

*FSA office will pro-rate CRP payment from closing date.

DIRECTIONS TO THE FARM:

From Mount Ayr - Drive East on Hwy 2 for 4 miles then turn South on County Rd P56 for 3 miles, then West 1 mile on 260th St, then South on 260th St for 1.1 miles. Farm is on the West side of the road. Signs will be posted!



For videos or to register to bid online, visit www.RiceAuctionCompany.com

TRACT #4

39.99 Net Taxable Acres

FSA INFORMATION

Farm #786 Tract #1252

Farmland: 40.61

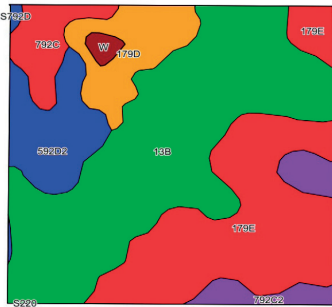
CSRII: 49.4

Brief Legal: 35-68N-29W

Poe Township, Ringgold County, IA

Taxes: \$478 or \$11.95/acre

Pasture Farm w/ Recreation



DIRECTIONS TO THE FARM:

From Mount Ayr - Drive East on Hwy 2 for 4 miles then turn South on County Rd P56 for 3 miles, then West 1 mile of 260th St, then South on 260th St for 1 mile, then East for 0.2 miles. Signs will be posted!



For videos or to register to bid online, visit www.RiceAuctionCompany.com

TRACT #5

77 Net Taxable Acres

FSA INFORMATION

Farm #3218 Tract #8129

Est. Farmland: 77

Est. Cropland: 73.32

Corn Base: TBS PLC Corn: TBS

Bean Base: TBS PLC Bean: TBS

*TBS - To Be Split by FSA Office

CSRII: 43.3

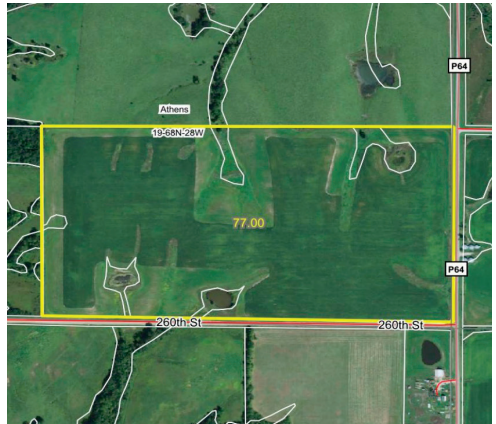
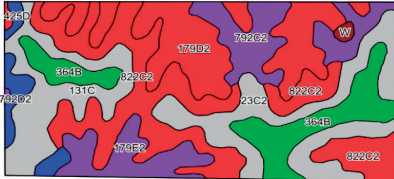
Brief Legal: 19-68N-28W

Athens Township, Ringgold County, IA

Taxes: \$1,212 or \$15.74/acre



Row Crop Farm



DIRECTIONS TO THE FARM:

From Kellerton, IA - Drive West on Hwy 2 for 3 miles then turn South on County Rd P64 for 3 miles. Farm is located on the West side of the highway. Signs will be posted!



For videos or to register to bid online, visit www.RiceAuctionCompany.com

TRACT #6

155.99 Net Taxable Acres

FSA INFORMATION

Farm #3218 Tract #8129

Est. Farmland: 156

Est. Cropland: 136.52

Corn Base: TBS PLC Corn: TBS

Bean Base: TBS PLC Bean: TBS

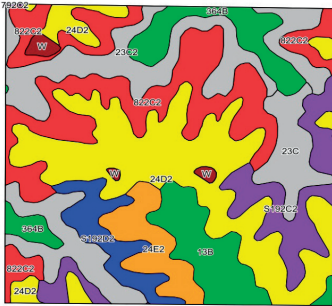
*TBS - To Be Split by FSA Office

CSRII: 48

Brief Legal: 20-68N-28W

Athens Township, Ringgold County, IA

Taxes: \$2,880 or \$18.46/acre



On-Site Storage:

(4) 10K bu bins (3 have aeration floors)

(1) 6,500 bu bin

*only 2 fans working

Row Crop Farm



DIRECTIONS TO THE FARM:

From Kellerton, IA - Drive West on Hwy 2 for 3 miles then turn South on County Rd P64 for 3 miles. Farm is located on the East side of the highway. Signs will be posted!



For videos or to register to bid online, visit www.RiceAuctionCompany.com

TRACT #7

200.69 Net Taxable Acres

FSA INFORMATION

Farm #4750 Tract #8232

Farmland: 216.26

Cropland: 144.61

Corn Base: 58.16 **PLC Corn:** 138

Bean Base: 66.61 **PLC Bean:** 41

Total Base Acres: 124.77

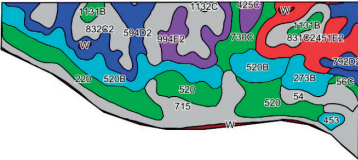
CSR II: 57

Brief Legal: 8-68N-26W

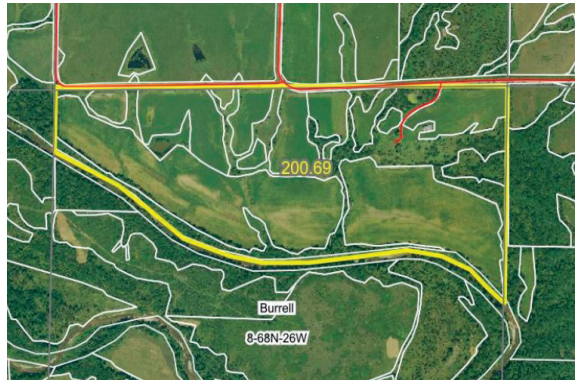
Burrell Township, Decatur County, IA

Taxes: \$3,852 or \$19.19/acre

Row Crop Farm w/ Recreation



94' x 42' Building
Door Opening - 16' High x 20' Wide



DIRECTIONS TO THE FARM:

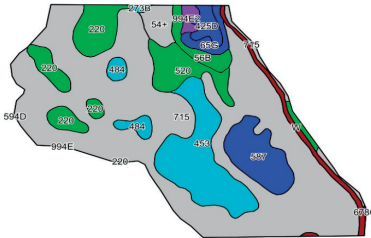
From Interstate 35 and Hwy 2 (Decatur) - Drive 0.5 mile East, then turn South on County Rd R34 for 1 mile, then turn West on Co Rd R30 for 1.8 miles, then turn West on 230th St for 0.6 miles. Signs will be posted!



For videos or to register to bid online, visit www.RiceAuctionCompany.com

TRACT #8

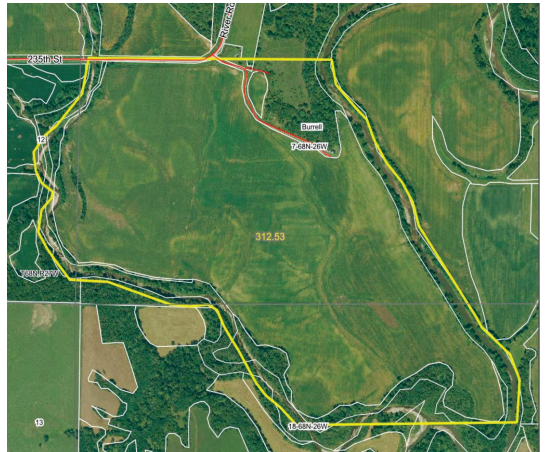
312.53 Net Taxable Acres



On-Site Storage:
(2) 7K bu bins
(1) 6K bu bin w/ aeration floor
*no working fans

FSA INFORMATION
Farm #4750 Tract #8230
Farmland: 268.83
Cropland: 236.61
Corn Base: 94.51 PLC Corn: 138
Bean Base: 108.26 PLC Bean: 41
Total Base Acres: 202.77
CSRII: 63.8
Brief Legal: 7-68N-26W
Burrell Township, Decatur County, IA
Taxes: \$8,566 or \$27.41/acre

Row Crop Farm w/ Recreation



DIRECTIONS TO THE FARM:

From Interstate 35 and Hwy 2 (Decatur) - Drive 5 miles West, then turn South on 150th Ave for 1 mile, then turn East on 225th St for 1.3 miles, then turn South on River Rd for 0.8 miles, then turn Southeast on the farm road. Signs will be posted!



For videos or to register to bid online, visit www.RiceAuctionCompany.com

TRACT #9

89.71 Net Taxable Acres

FSA INFORMATION

Farm #3218 Tract #8128

Farmland: 87.82

Cropland: 74

Corn Base: 2.80 PLC Corn: 138

Grain Sorghum Base: 0.50 PLC Grain: 66

Bean Base: 12.40 PLC Bean: 39

CSRII: 48.8

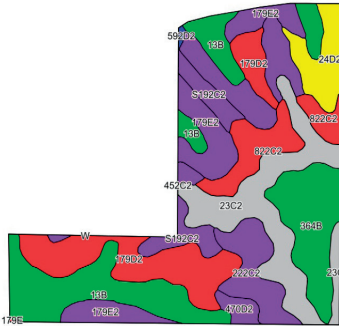
Brief Legal: 9-68N-28W

Athens Township, Ringgold County, IA

Taxes: \$1,498 or \$16.70/acre



Row Crop Farm



DIRECTIONS TO THE FARM:

1 mile West of Kellerton, IA on Hwy 2. Farm is located just off of Hwy 2 and 310th Ave. Signs will be posted!



For videos or to register to bid online, visit www.RiceAuctionCompany.com

TRACT #11

74.55 Net Taxable Acres



FSA INFORMATION

Farm #11 Tract #1431

Farmland: 75.14

Cropland: 68.39

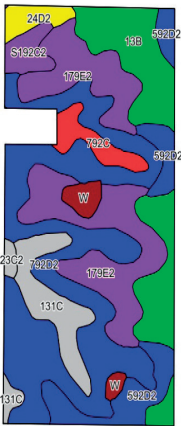
CSRII: 30.1

Brief Legal: 13-68N-28W

Athens Township, Ringgold County, IA

Taxes: \$996 or \$13.36/acre

Row Crop Farm



DIRECTIONS TO THE FARM:

1 mile South of Kellerton, IA on J45, then East on J45 for 0.4 miles, then 1/2 mile South on 330th Ave. Signs will be posted!



For videos or to register to bid online, visit www.RiceAuctionCompany.com

TRACT #12 76.99 Net Taxable Acres

FSA INFORMATION

Farm #3218 Tract #8131

Est. Farmland: 76.99

Est. Cropland: 65.56

Wheat Base: TBS PLC Wheat: TBS

Corn Base: TBS PLC Corn: TBS

Grain Sorghum Base: TBS PLC Grain: TBS

Bean Base: TBS PLC Bean: TBS

*TBS - To Be Split by FSA Office

CSRII: 44.5

Brief Legal: 21-68N-28W

Athens Township, Ringgold County, IA

Est. Taxes: \$1,458 or \$18.94/acre



Pasture Farm w/ 1 Energy Free Water



DIRECTIONS TO THE FARM:

1 mile West of Kellerton, IA on Hwy 2, then 2.5 miles South on 310th Ave. Signs will be posted!

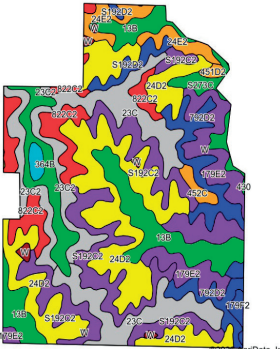
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TRACT #13

394.57 Net Surveyed Acres



32' x 27' Building + Corrals

FSA INFORMATION

Farm #3218 Tract #8131

Est. Farmland: 395

Est. Cropland: 337.05

Wheat Base: TBS PLC Wheat: TBS

Corn Base: TBS PLC Corn: TBS

Grain Sorghum Base: TBS PLC Grain: TBS

Bean Base: TBS PLC Bean: TBS

*TBS - To Be Split by FSA Office

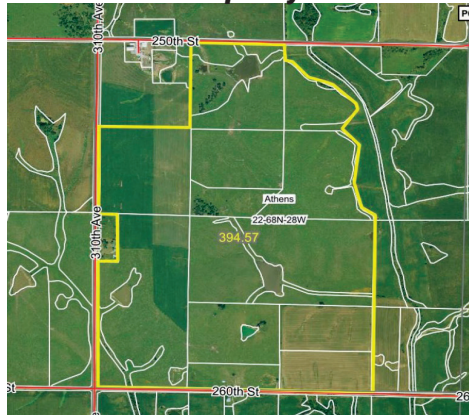
CSRII: 46.2

Brief Legal: 22-68N-28W

Athens Township, Ringgold County, IA

Est. Taxes: \$7,015.65 or \$17.78/acre

***Pasture/Row Crop Farm, Adjoins
Tract 14 & 15, Waterline Easement on
Property***



DIRECTIONS TO THE FARM:

2 miles South of Kellerton, IA on County Rd P68, then 1/2 mile West on 250th St. Signs will be posted!

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TRACT #14 101.94 Net Surveyed Acres

FSA INFORMATION

Farm #3218 Tract #8131

Est. Farmland: 101

Est. Cropland: 94.56

Wheat Base: TBS PLC Wheat: TBS

Corn Base: TBS PLC Corn: TBS

Grain Sorghum Base: TBS PLC Grain: TBS

Bean Base: TBS PLC Bean: TBS

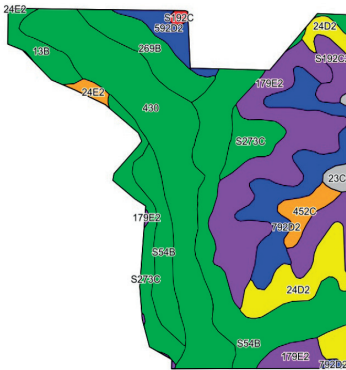
*TBS - To Be Split by FSA Office

CSRII: 54.1

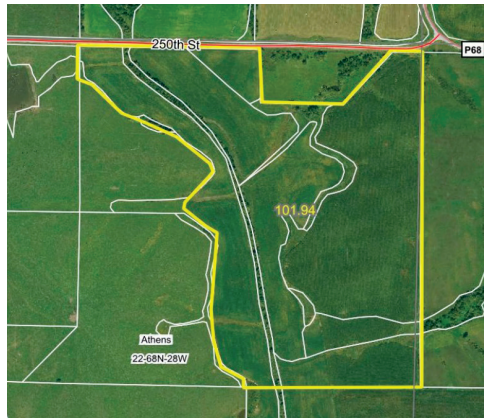
Brief Legal: 22-68N-28W

Athens Township, Ringgold County, IA

Est. Taxes: \$1,830.17 or \$17.95/acre



Row Crop Farm, Adjoins Tracts 13 & 15



DIRECTIONS TO THE FARM:

2 miles South of Kellerton, IA on County Rd P68, then West on 250th St. Signs will be posted!



For videos or to register to bid online, visit www.RiceAuctionCompany.com

TRACT #15 155.98 Net Taxable Acres

FSA INFORMATION

Farm #3218 Tract #8131

Est. Farmland: 156

Est. Cropland: 135.55

Wheat Base: TBS PLC Wheat: TBS

Corn Base: TBS PLC Corn: TBS

Grain Sorghum Base: TBS PLC Grain: TBS

Bean Base: TBS PLC Bean: TBS

*TBS - To Be Split by FSA Office

CSRII: 46.1

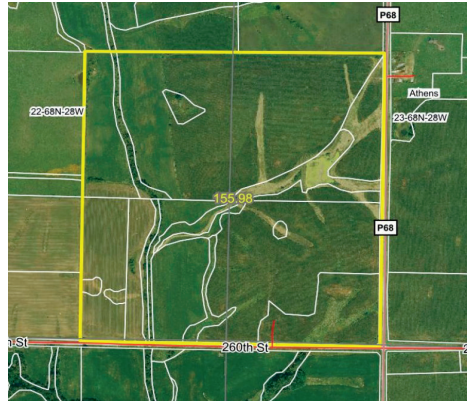
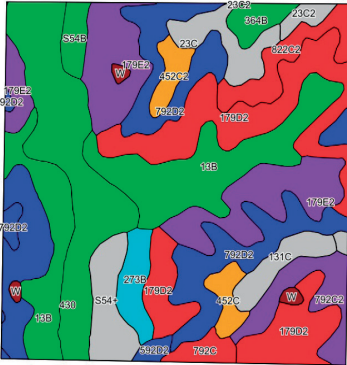
Brief Legal: 23-68N-28W

Athens Township, Ringgold County, IA

Taxes: \$2,758 or \$17.68/acre



Row Crop Farm, Adjoins Tracts 13 & 14



DIRECTIONS TO THE FARM:

2.8 miles South of Kellerton, IA on County Rd P68. Farm is located on the West side of the highway. Signs will be posted!



For videos or to register to bid online, visit www.RiceAuctionCompany.com

TRACT #16 233.03 Net Surveyed Acres



FSA INFORMATION

Farm #3218 Tract #8131

Est. Farmland: 233

Est. Cropland: 192.66

Wheat Base: TBS PLC Wheat: TBS

Corn Base: TBS PLC Corn: TBS

Grain Sorghum Base: TBS PLC Grain: TBS

Bean Base: TBS PLC Bean: TBS

*TBS - To Be Split by FSA Office

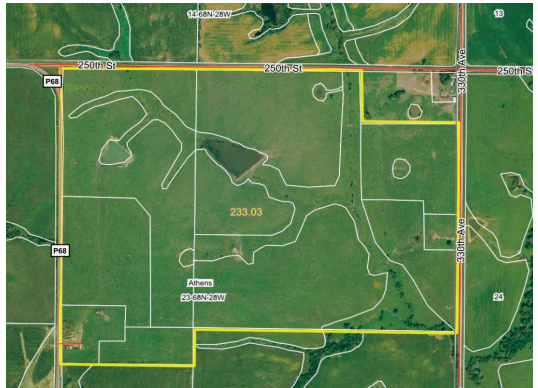
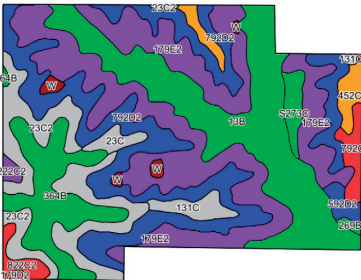
CSRII: 42.4

Brief Legal: 23-68N-28W

Athens Township, Ringgold County, IA

Est. Taxes: \$3,338.65 or \$14.33/acre

***Pasture Farm w/ Corral and (2)
Energy Free Waters, Adjoins Tract 18***



DIRECTIONS TO THE FARM:

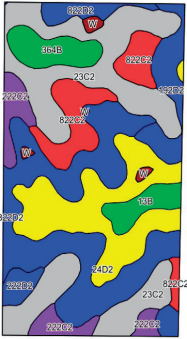
2.4 miles South of Kellerton, IA on County Rd P68. Farm is located on the East side of the highway. Signs will be posted!

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TRACT #17 88 Net Taxable Acres



FSA INFORMATION

Farm #4750 Tract #7147

Farmland: 89.69

Cropland: 50.22

Corn Base: 20.06 PLC Corn: 138

Bean Base: 22.98 PLC Bean: 41

Total Base Acreage: 43.04

CSRII: 38.4

Brief Legal: 19-68N-27W

Bloomington Township, Decatur County, IA

Taxes: \$1,300 or \$14.77/acre

Pasture Farm, Cross Fencing, Energy Free Water, Corral & Building



DIRECTIONS TO THE FARM:

2 miles South of Kellerton, IA on County Rd J45, then 2 miles East on 240th St/J45, then South 1/2 mile. Farm is located on the Ringgold/Decatur County line. Signs will be posted!



For videos or to register to bid online, visit www.RiceAuctionCompany.com

TRACT #18

64.69 Net Surveyed Acres

FSA INFORMATION

Farm #3218 Tract #8131

Est. Farmland: 65

Est. Cropland: 61.63

Wheat Base: TBS PLC Wheat: TBS

Corn Base: TBS PLC Corn: TBS

Grain Sorghum Base: TBS PLC Grain: TBS

Bean Base: TBS PLC Bean: TBS

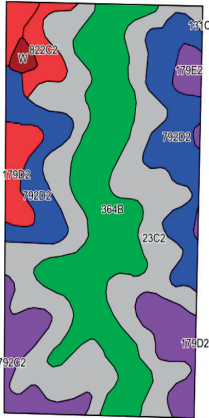
*TBS - To Be Split by FSA Office

CSRII: 48.1

Brief Legal: 23-68N-28W

Athens Township, Ringgold County, IA

Est. Taxes: \$1,151.40 or \$17.80/acre



Row Crop Farm, Adjoins Tract 16



DIRECTIONS TO THE FARM:

2 miles South of Kellerton, IA on County Rd P68, then 1/4 mile East on 250th St, then 1/2 mile South on County Rd P68. Signs will be posted!



For videos or to register to bid online, visit www.RiceAuctionCompany.com

TRACT #19 227.02 Net Taxable Acres



FSA INFORMATION

Farm #3218 Tract #8131

Est. Farmland: 227

Est. Cropland: 196.35

Wheat Base: TBS PLC Wheat: TBS

Corn Base: TBS PLC Corn: TBS

Grain Sorghum Base: TBS PLC Grain: TBS

Bean Base: TBS PLC Bean: TBS

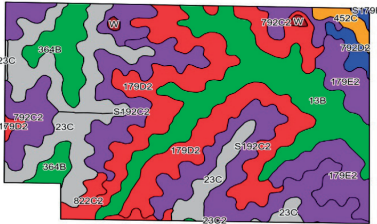
*TBS - To Be Split by FSA Office

CSRII: 46.4

Brief Legal: 26-68N-28W

Athens Township, Ringgold County, IA

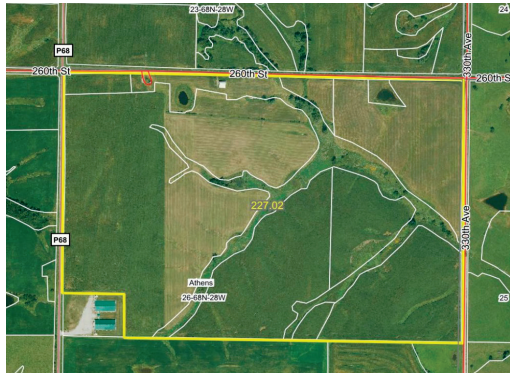
Taxes: \$3,800 or \$16.74/acre



Row Crop Farm



60' x 60' Building



DIRECTIONS TO THE FARM:

3-1/4 miles South of Kellerton, IA on County Rd P68. Signs will be posted!



For videos or to register to bid online, visit www.RiceAuctionCompany.com

Method of Auction: Farm will be sold on a dollar per acre basis to be multiplied by the net taxable/surveyed acres.

Terms: 10% down day of auction with balance due at closing. Closing date for Tracts 1-11 will be April 8, 2026. Closing date for Tracts 12-19 will be April 16, 2026. Abstracts will be provided for each tract.

Acceptance of Bids: Successful bidders will enter into a purchase contract at the auction site immediately following the auction. Your bidding is not subject to financing, so financing must be arranged prior to the auction.

Possession: Full possession at closing. Immediate farming possession with completion of signed contract and deposit of earnest money on some tracts. Please inquire with representatives.

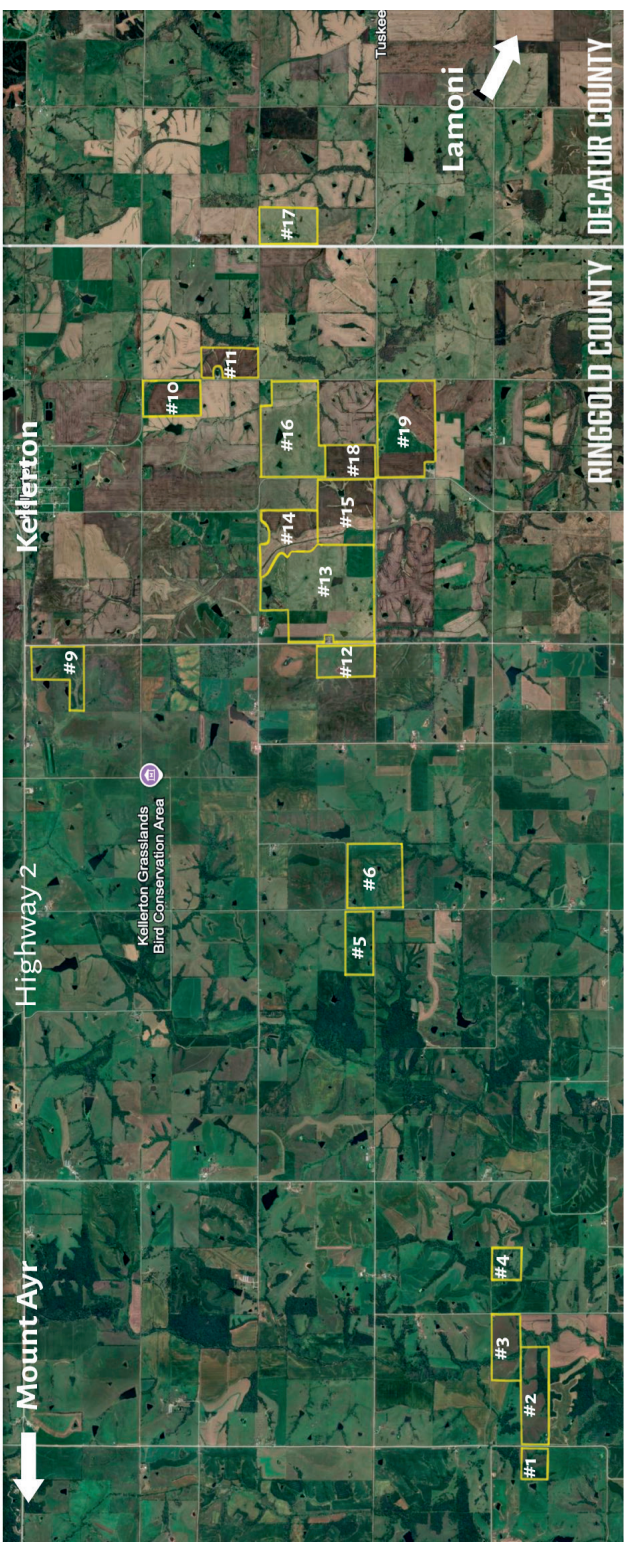
Agency: Auctioneer Jake Rice & Jim Hughes Real Estate are not agents for & represent the sellers. All bidders will be considered customers, not clients.

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ONLINE BIDDING AVAILABLE AT RICEAUCTIONCOMPANY.COM

Disclaimer: Announcements made by the auctioneer at the time of the sale will take precedence over any previously printed material or any other statements made. All information contained in the brochure and all related materials are subject to terms & conditions outlined in the purchase agreement. The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation either expressed or implied concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent investigations, inspections, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate, but is subject to verification by all parties relying on it. No liability for its accuracy or omissions is assumed by the seller or the auction company. All sketches & dimensions in this brochure are approximate & have been estimated based on aerial photographs. Conduct of the auction increments of bidding are the direction and discretion of the auctioneer.



Mount Ayr

Highway 2

Kellerton

Kellerton Grasslands
Bird Conservation Area



Lamoni

Tuskee

RINGGOLD COUNTY

DECATUR COUNTY

#1

#2

#3

#4

#5

#6

#9

#12

#13

#14

#15

#18

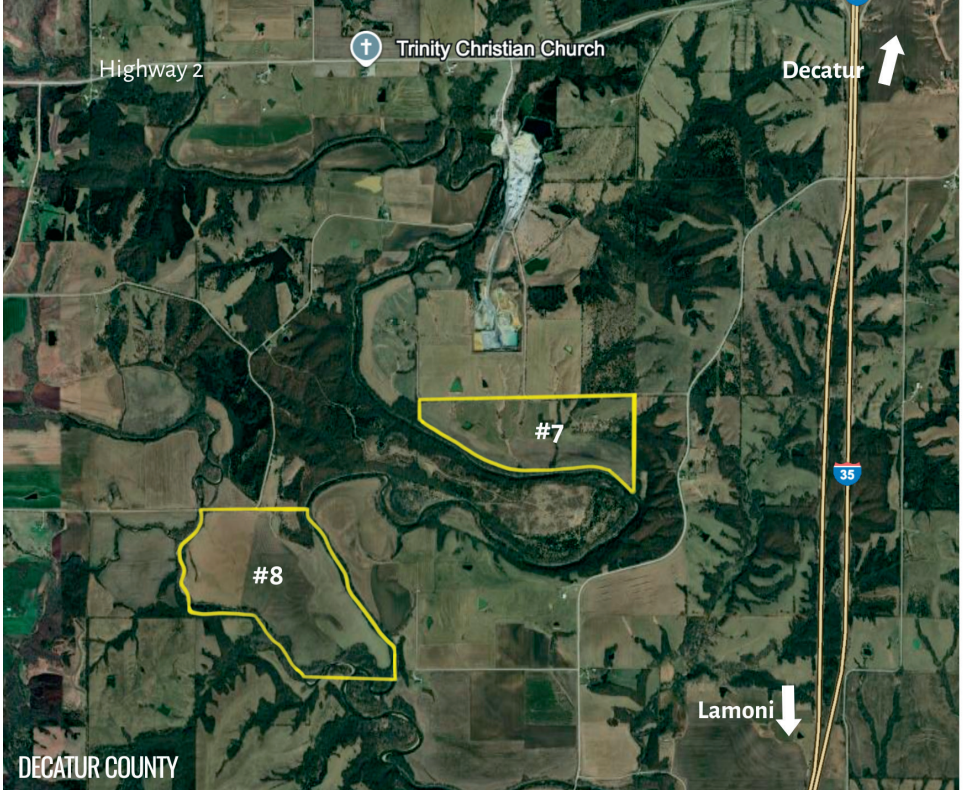
#19

#16

#10

#11

#17



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CONTACT
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REAL ESTATE
712-527-3114

RICE
AUCTION COMPANY

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Glenwood, Iowa 51534

PUBLIC LAND AUCTION
Information Enclosed

Ringgold & Decatur County, IA
2,607.67 Acres
19 Tracts