

PUBLIC LAND AUCTION

241.60 NET SURVEYED ACRES

Ringgold County, Grant Twp

Row Crop & CRP

Thursday, March 12 – 10:30 a.m.

Auction Location: 209 Broadway, Diagonal, IA

Directions to the farm: West out of Diagonal on J23 for 2.2 miles, South on P27 for 1.5 miles to 175th Street, East on 175th for ½ a mile. Farm is on south side of the road, watch for signs.

241.60 Net Surveyed Acres

FARM #5090 – TRACT #8541

FARMLAND: Est. 240 CROPLAND: Est. 205.77

DCP CROPLAND: Est. 205.77

EST TAXES: \$3858 Annual – \$15.96 PER ACRE

CORN BASE ACREAGE: TBS PLC YIELD: TBS

BEAN BASE ACREAGE: TBS PLC YIELD: TBS

TOTAL BASE ACREAGE: TBS

CSRII: 47.6

PART OF SEC. 11, 12, 13, 14-69N-31W, Ringgold Co, IA

Ringgold County FSA will split FSA info at time of closing

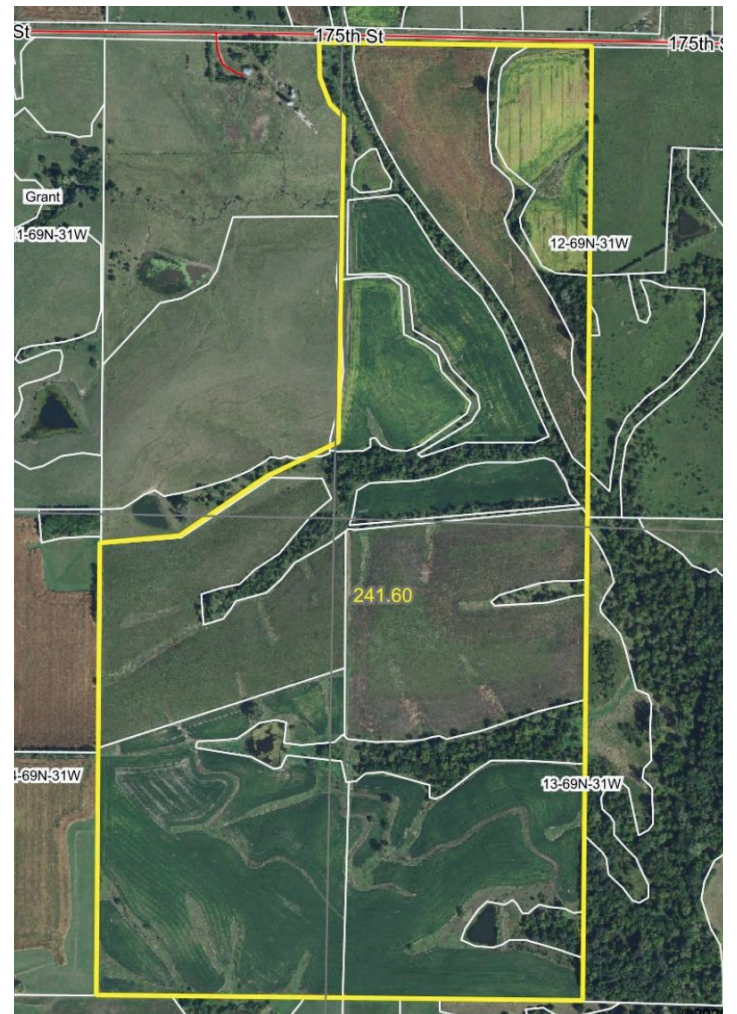
CRP INFORMATION

\$208.57/acre \$12,818 annually through 9/30/2027*

Field 16 – CP38E-2 – 33.24 Acres

Field 24 – CP38E-2 – 28.21 Acres

*To be prorated for 2026 at closing



Auctioneers Note: Farm is available for 2026 crop year. This mixed use farm has strong income potential with established CRP contract and row crop acres with good recreation opportunities. Survey is complete.

Full auction information:
www.RiceAuctionCompany.com

Bid
In-Person
or Online

Sellers: Bentley Bros

Jake Rice
641-202-3315



Jim Hughes
712-527-3114



Method of Auction: Farms 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 on or before April 14, 2026.

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. Please inquire with representatives.

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

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 agreement to purchase. 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.