

ABSOLUTE PUBLIC LAND AUCTION

2,607.67 ACRES
19 TRACTS

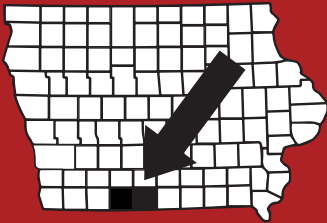


RINGGOLD & DECATUR COUNTY, IA

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 #1

39 Net Taxable Acres



FSA INFORMATION

Farm #761 Tract #1249

Est. Farmland: 40

Est. Cropland: 24.25

Corn CCC-505 CRP Reduction Acres: TBS

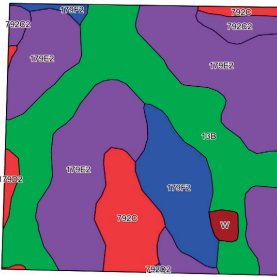
*TBS - To Be Split by FSA Office

CSRII: 40.1

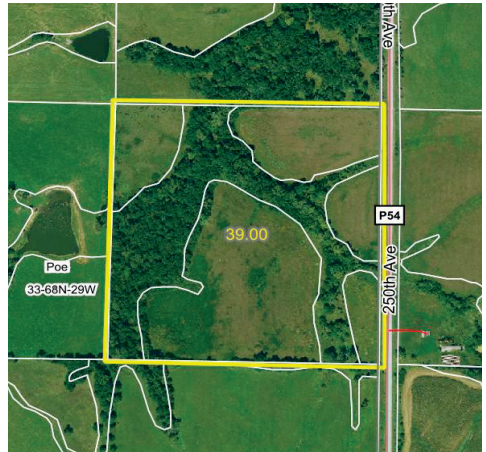
Brief Legal: 33-68N-29W

Poe Township, Ringgold County, IA

Taxes: \$424 or \$10.87/acre



CRP Farm w/ Recreation



CRP Information:

- 21.25 acres of CP38E-2 @ \$208.25 per acre expiring 9/30/2026 = \$4,425.31
- 3.00 acres of CP42 @ \$187.05 per acre expiring 9/30/2026 = \$561.15
- Total = \$4,986.46

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

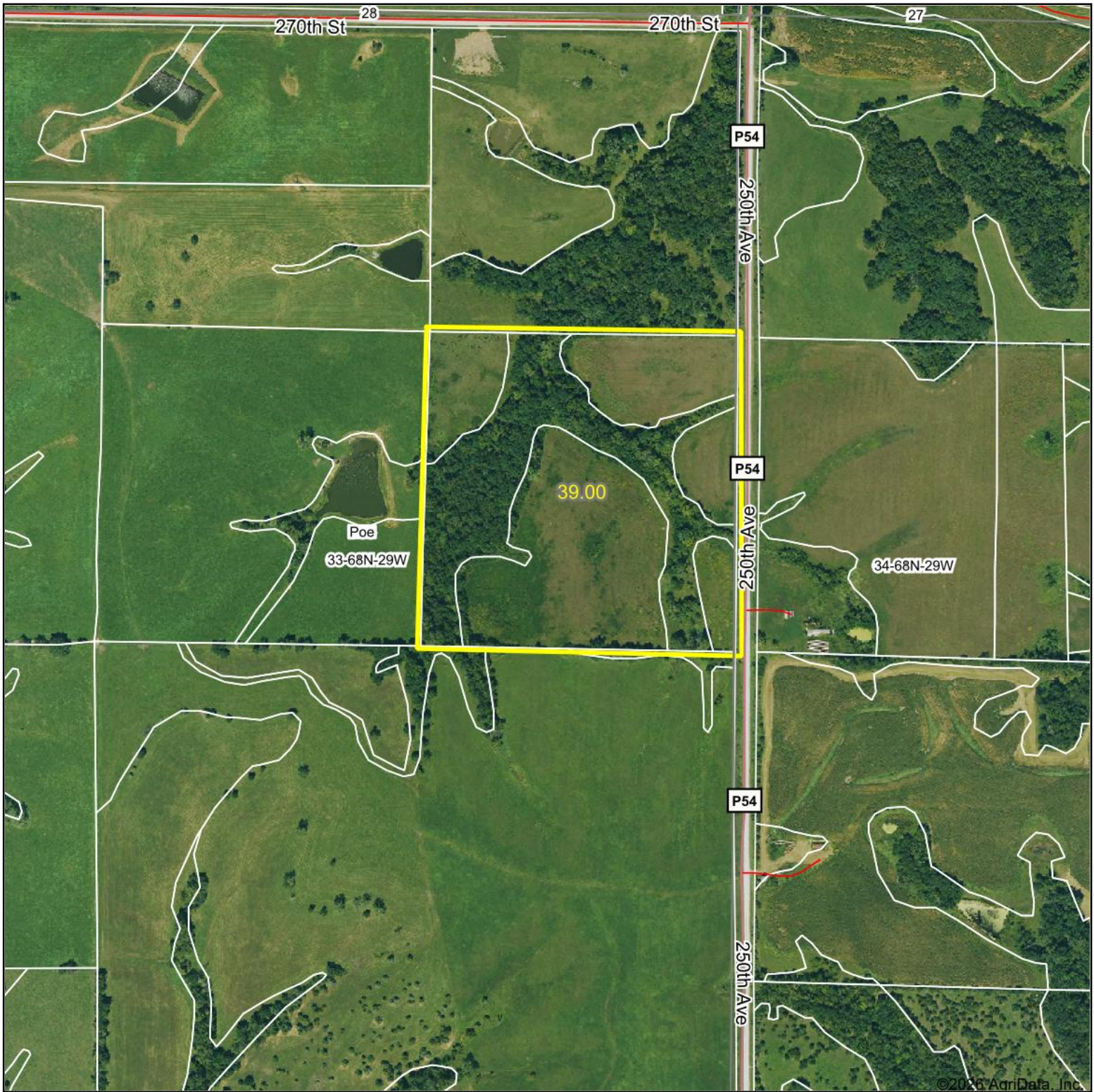
DIRECTIONS TO THE FARM:

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 West side of the road. Signs will be posted!

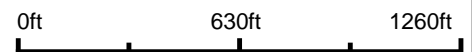


For videos or to register to bid online, visit www.RiceAuctionCompany.com

Aerial Map



Boundary Center: 40° 38' 52.61, -94° 11' 17.97



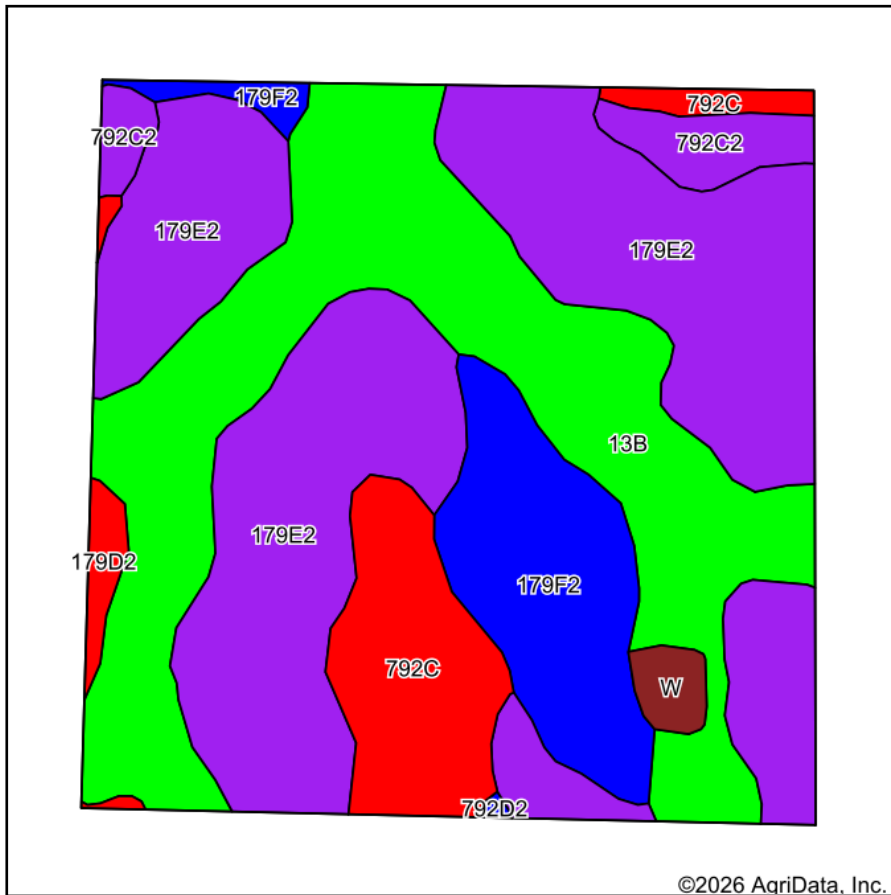
33-68N-29W
Ringgold County
Iowa



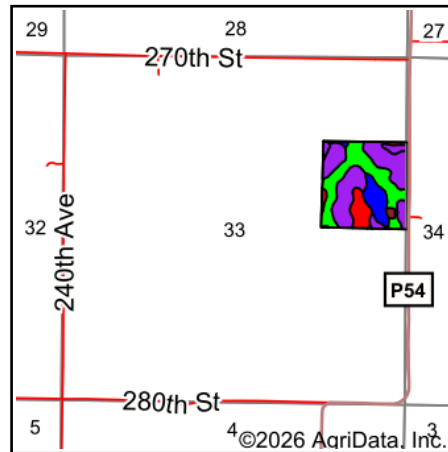
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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1/15/2026

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Ringgold**
 Location: **33-68N-29W**
 Township: **Poe**
 Acres: **39**
 Date: **1/15/2026**



Area Symbol: IA159, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	17.03	43.7%		Vle	24	62	62	49	44	
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	11.97	30.7%		llw	78	79	74	54	73	
179F2	Gara loam, 18 to 24 percent slopes, moderately eroded	4.34	11.1%		Vle	12	54	54	38	36	
792C	Armstrong loam, 5 to 9 percent slopes	3.51	9.0%		llle	35	67	67	62	51	
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	1.25	3.2%		llle	24	60	60	54	41	
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	0.48	1.2%		IVe	38	66	66	54	48	
W	Water	0.42	1.1%			0					
Weighted Average						*	40.1	*n 66.1	*n 64.6	*n 50.2	*n 52.1

**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Iowa

U.S. Department of Agriculture

FARM: 11

Ringgold

Farm Service Agency

Prepared: 12/3/15 9:17 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2016

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
HANK SMITH INC	Athens 13	

Farms Associated with Operator:
749, 761, 786, 3218, 4004

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
75.14	68.39	68.39	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	68.39	0.0	0.0	0.0		N	

Tract Number: 1431 Description: O8 W2 of SW4 SEC 13 ATHENS

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
75.14	68.39	68.39	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	68.39	0.0	0.0	0.0	

Owners: HANK SMITH INC

Other Producers: None

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : HANK SMITH INC
CRP Contract Number(s) : 11195, 11427
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
73.72	55.02	55.02	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	0.14	0.00		54.88	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	0.00	23.80	0	
TOTAL	0.00	23.80		

NOTES

Sodbust, Created Field 17 and it became NHEL. Cropland acres increased 0.14. JW

Tract Number : 1249
Description : I9 SE4 NE4 SEC33/J9 SW4 NW4 SEC34 POE
FSA Physical Location : IOWA/RINGGOLD
ANSI Physical Location : IOWA/RINGGOLD
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : HANK SMITH INC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
73.72	55.02	55.02	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	0.14	0.00	54.88	0.00	0.00	0.00

IOWA
RINGGOLD
Form: FSA-156EZ



FARM : 761
Prepared : 3/21/23 9:17 AM CST
Crop Year : 2023

Abbreviated 156 Farm Record

Tract 1249 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	0.00	23.80	0
TOTAL	0.00	23.80	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

TO BE SPLIT WITH TRACT 2

CRP-1 (07-23-10) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT <small>NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.</small>	1. ST. & CO. CODE & ADMIN. LOCATION 19159 3. CONTRACT NUMBER <div style="font-size: 2em; font-weight: bold; text-align: center;">11195</div>	2. SIGN-UP NUMBER 48 4. ACRES FOR ENROLLMENT 51.88 <div style="text-align: right; font-size: 1.5em; font-weight: bold;">RS 11-10-15</div>
7. COUNTY OFFICE ADDRESS (Include Zip Code): RINGGOLD COUNTY FARM SERVICE AGENCY 1201 E SOUTH ST MT AYR, IA 50854-2232 TELEPHONE NUMBER (Include Area Code): (641)464-2251	5. FARM NUMBER 0000761 8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	6. TRACT NUMBER(S) 0001249 9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 12-01-2015 07-31-2026 <div style="text-align: right; font-size: 1.5em; font-weight: bold;">RS 11-10-15</div>

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection.

The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre \$208.25 <div style="text-align: right; font-size: 1.5em; font-weight: bold;">RS 11-10-15</div>	11. Identification of CRP Land (See Page 2 for additional space)																				
B. Annual Contract Payment \$10804 C. First Year Payment	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:15%;">A. Tract No.</th> <th style="width:15%;">B. Field No.</th> <th style="width:20%;">C. Practice No.</th> <th style="width:15%;">D. Acres</th> <th style="width:35%;">E. Total Estimated Cost-Share</th> </tr> </thead> <tbody> <tr> <td>0001249</td> <td>0002</td> <td>CP38E-2</td> <td>4.87</td> <td>\$390.00</td> </tr> <tr> <td>0001249</td> <td>0003</td> <td>CP38E-2</td> <td>2.13</td> <td>\$170.00</td> </tr> <tr> <td>0001249</td> <td>0004</td> <td>CP38E-2</td> <td>1.47</td> <td>\$118.00</td> </tr> </tbody> </table>	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	0001249	0002	CP38E-2	4.87	\$390.00	0001249	0003	CP38E-2	2.13	\$170.00	0001249	0004	CP38E-2	1.47	\$118.00
A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share																	
0001249	0002	CP38E-2	4.87	\$390.00																	
0001249	0003	CP38E-2	2.13	\$170.00																	
0001249	0004	CP38E-2	1.47	\$118.00																	

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

12. PARTICIPANTS			
A PARTICIPANT'S NAME AND ADDRESS (Zip Code): HANK SMITH INC 1001 W COLUMBUS ST MOUNT AYR, IA 50854-9404	(2) SHARE 100.00%	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <i>Hank Smith</i> PROF <small>(If more than three individuals are signing, continue on attachment.)</small>	DATE (MM-DD-YYYY) 11-10-15
B PARTICIPANT'S NAME AND ADDRESS (Zip Code): N/A	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <small>(If more than three individuals are signing, continue on attachment.)</small>	DATE (MM-DD-YYYY)
C PARTICIPANT'S NAME AND ADDRESS (Zip Code): N/A <small>(If more than three individuals are signing, continue on attachment.)</small>	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <small>(If more than three individuals are signing, continue on attachment.)</small>	DATE (MM-DD-YYYY)
13. CCC USE ONLY - Payments according to the shares are approved.	A. SIGNATURE OF CCC REPRESENTATIVE <div style="font-size: 1.5em; font-weight: bold; text-align: center;">Agenda</div>		B. DATE (MM-DD-YYYY) 11-30-15

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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Original - County Office Copy
 Owner's Copy
 Operator's Copy

Continuation of Item 11 - Identification of CRP Land

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated C/S	CONTRACT PERIOD (MM-DD-YYYY)	
					F. FROM	G. TO
0001249	0005	CP38E-2	12.78	\$ 1022.00	12-01-2015	09-30-2026
0001249	0006	CP38E-2	22.86	\$ 1829.00	12-01-2015	09-30-2026
0001249	0007	CP38E-2	7.77	\$ 622.00	12-01-2015	09-30-2026

RS
11-10

Original - County Office Copy

Owner's Copy

Operator's Copy



Legend

Field Boundary

1 inch = 660 feet

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Poe 33/34

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO CODE & ADMIN. LOCATION 19 159	2. SIGN-UP NUMBER 48
	3. CONTRACT NUMBER 11427	4. ACRES FOR ENROLLMENT 3.00

7A. COUNTY OFFICE ADDRESS (Include Zip Code) RINGGOLD COUNTY FARM SERVICE AGENCY 1201 EAST SOUTH STREET MOUNT AYR, IA 50854-2269	5. FARM NUMBER 0000761	6. TRACT NUMBER(S) 0001249
	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2016 TO: (MM-DD-YYYY) 09-30-2026
7B. TELEPHONE NUMBER (Include Area Code): (641) 464-2251		

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.

10A. Rental Rate Per Acre	\$ 187.05	Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 561	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment	\$	0001249	0001	CP42	3.00	1,590
(Item 10C applicable only to continuous signup when the first year payment is prorated.)						

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)			
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): HANK SMITH INC %RANDY SMITH 1001 W COLUMBUS ST MOUNT AYR, IA 50854-9404	(2) SHARE 100.00%	(3) SIGNATURE <i>Handwritten signature</i>	(4) DATE (MM-DD-YYYY) 8-25-16
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE <i>Handwritten signature</i>	B. DATE (MM-DD-YYYY) 9/15/16
-------------------------	--	-------------------------------------

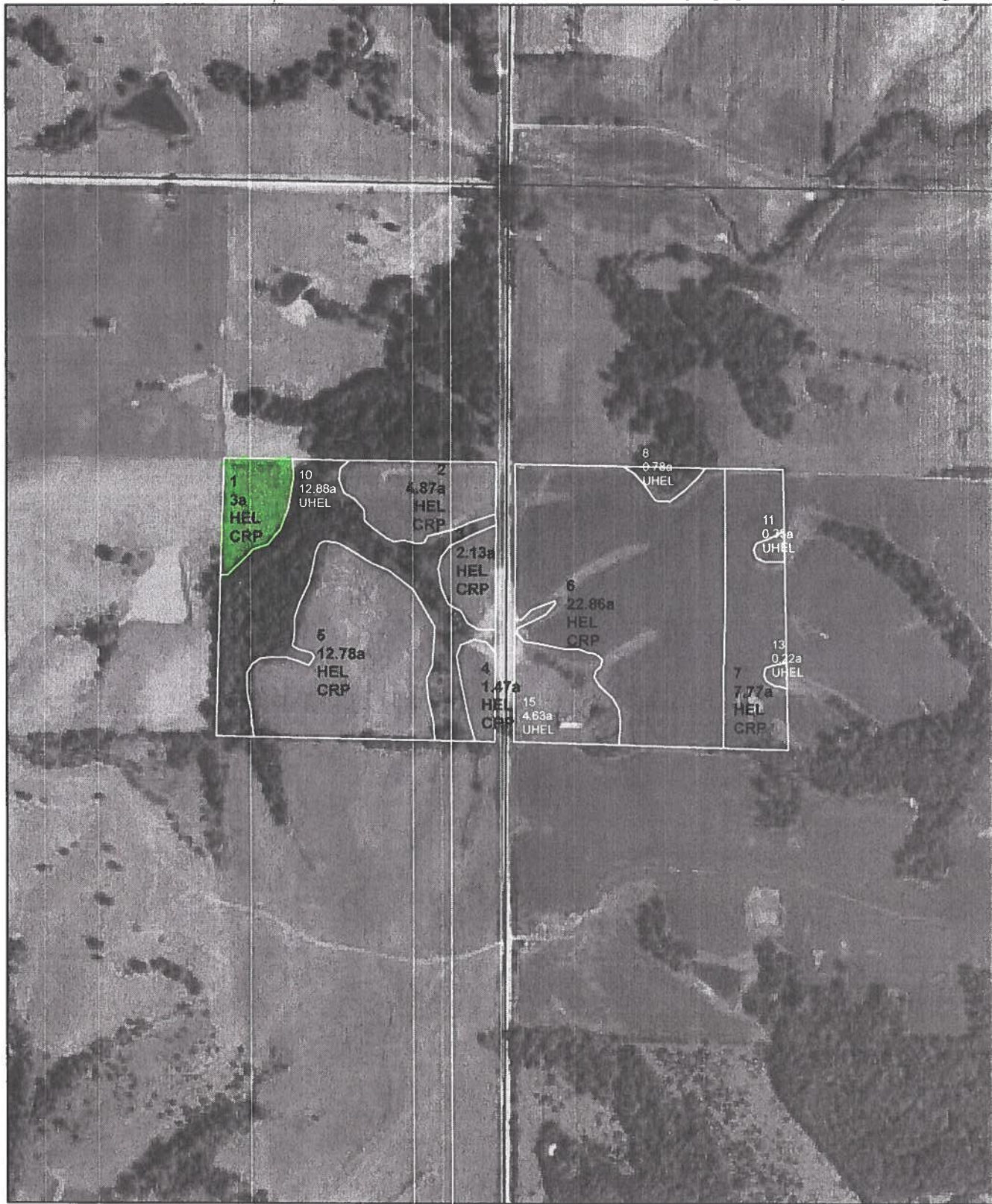
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2 Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

Original - County Office Copy
 Owner's Copy
 Operator's Copy



Legend

Field Boundary

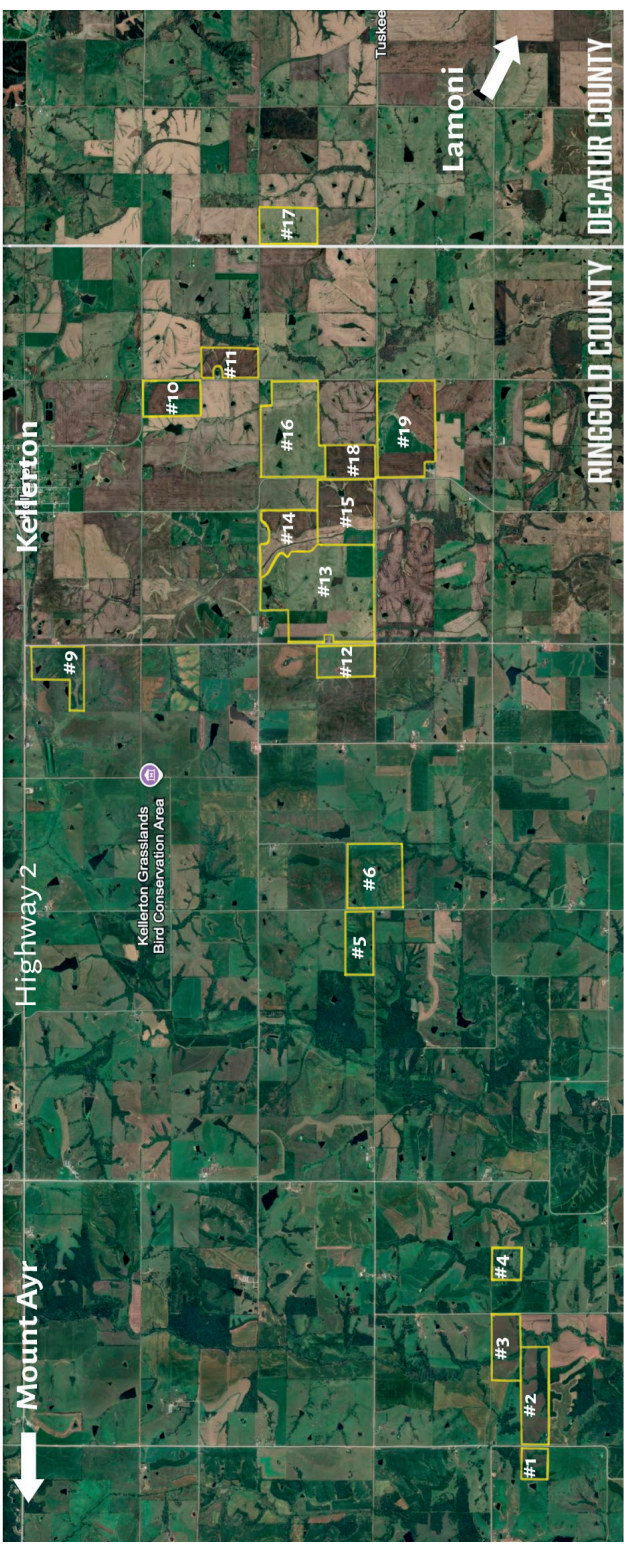
1 inch = 660 feet

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Poe 33 & 34

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.



Mount Ayr

Highway 2

Kellerton

Kellerton Grasslands
Bird Conservation Area



#9

#10

#11

#16

#14

#13

#15

#18

#12

#5

#6

#19

Lamoni

#3

#2

#4

#1

#17

Tuskegee

RINGGOLD COUNTY

DECATUR COUNTY