

ABSOLUTE PUBLIC LAND AUCTION

2,607.67 ACRES
19 TRACTS

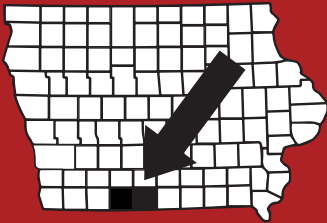


RINGGOLD & DECATUR COUNTY, IA

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

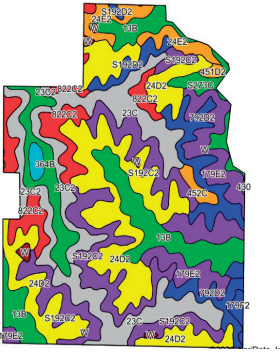
INFO@JIMHUGHESREALESTATE.COM

www.RiceAuctionCompany.com

SELLER: HANK SMITH INC.

TRACT #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

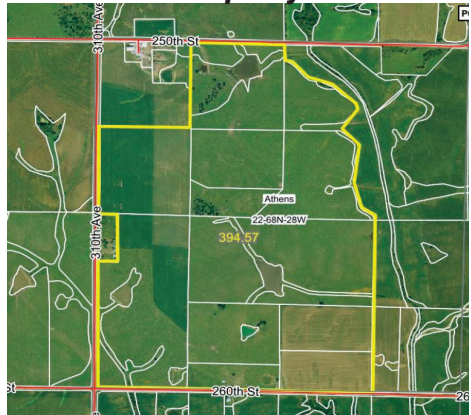
CSRII: 46.2

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!

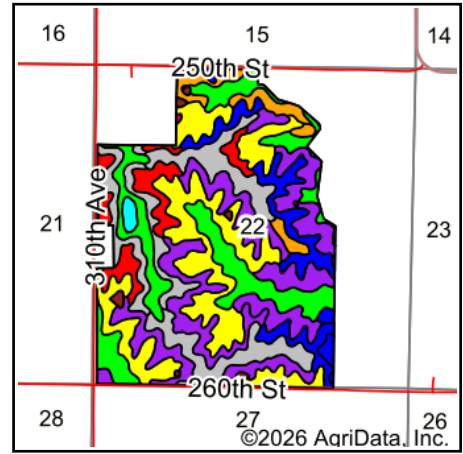
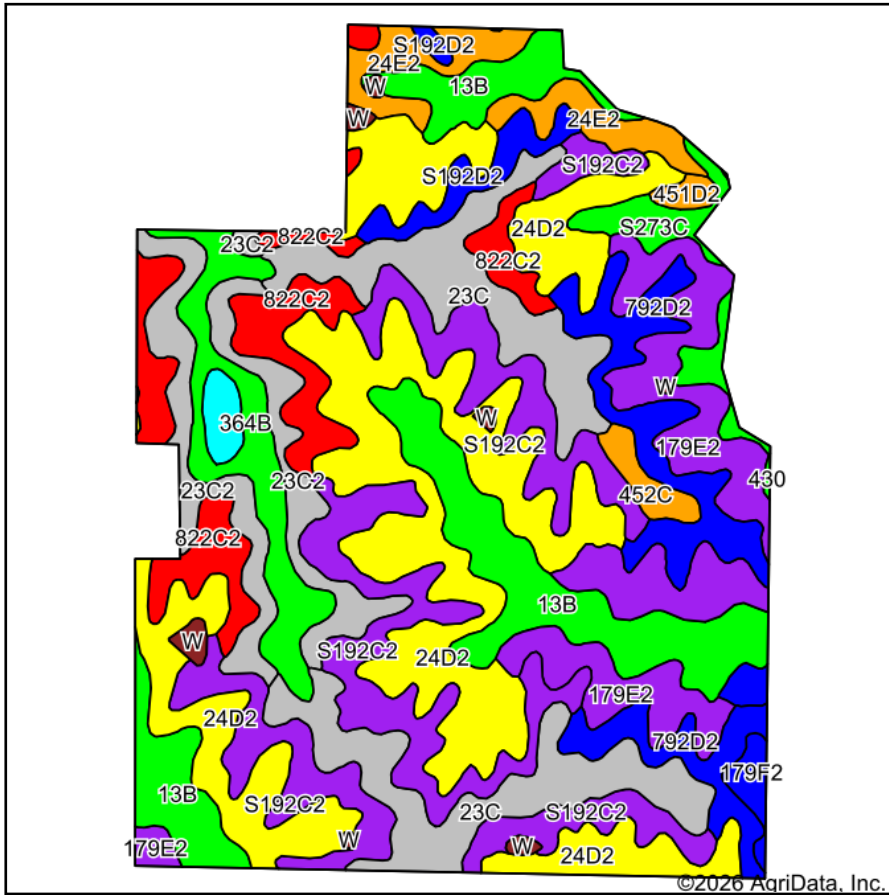
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Soils Map



State: **Iowa**
 County: **Ringgold**
 Location: **22-68N-28W**
 Township: **Athens**
 Acres: **394.57**
 Date: **1/19/2026**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	88.74	22.5%		IIIe	51	70	70	56	54
S192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	56.52	14.3%		IIIe	29	66	66	55	46
23C	Arispe silty clay loam, 5 to 9 percent slopes	42.32	10.7%		IIIe	66	78	78	73	71
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	41.75	10.6%		IIw	78	79	74	54	73
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	36.55	9.3%		VIe	24	62	62	49	44
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	25.60	6.5%		IIIe	31	61	61	57	50
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	24.41	6.2%		IVe	7	58	58	50	41
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	22.53	5.7%		IIIe	62	73	73	66	68
364B	Grundy silty clay loam, 2 to 5 percent slopes	15.81	4.0%		Ile	72	79	79	67	68
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	12.54	3.2%		IVe	40	66	66	52	49

Soils data provided by USDA and NRCS.



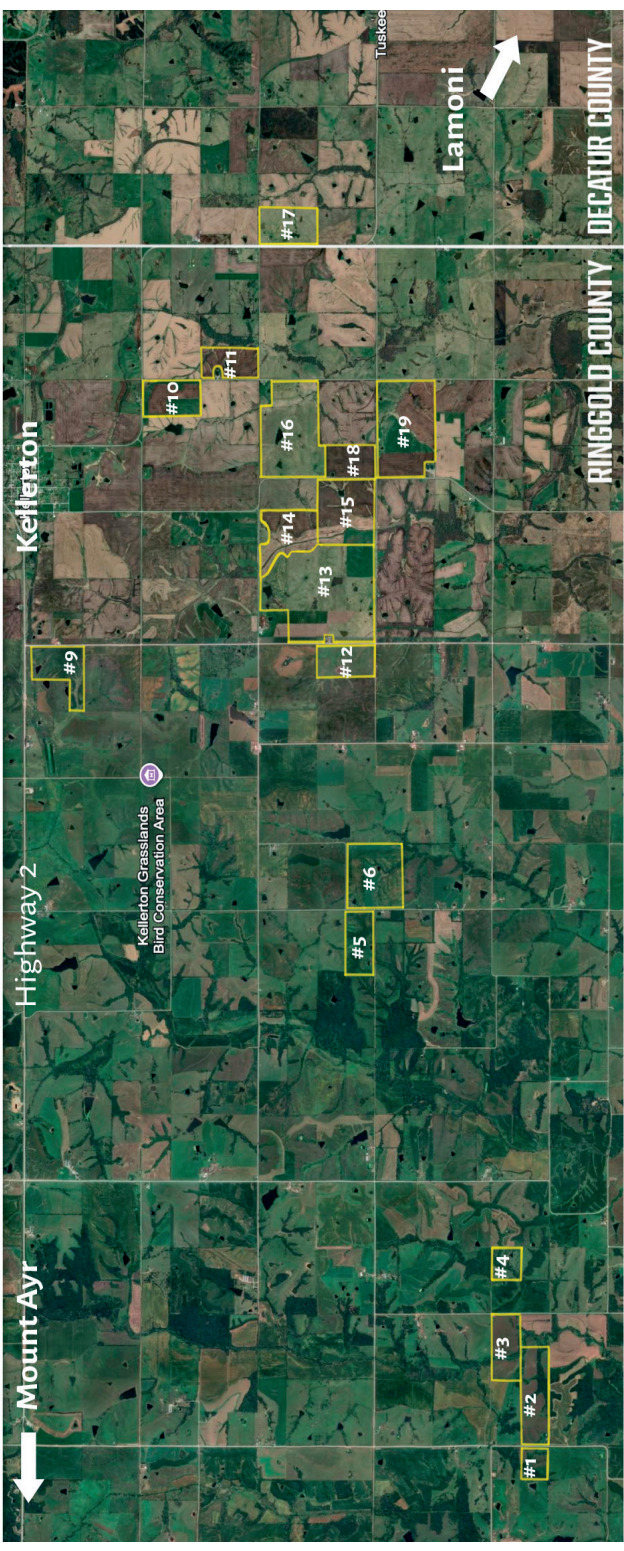
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
S273C	Olmitz loam, heavy till, 5 to 9 percent slopes	7.40	1.9%		IIIe	77	85	85	71	71	
S192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	6.37	1.6%		IVe	9	65	65	53	44	
179F2	Gara loam, 18 to 24 percent slopes, moderately eroded	3.72	0.9%		VIe	12	54	54	38	36	
452C	Lineville silt loam, 5 to 9 percent slopes	3.22	0.8%		IIIe	48	75	75	60	59	
W	Water	2.78	0.7%			0					
362	Haig silty clay loam, 0 to 2 percent slopes	2.68	0.7%		IIw	83	73	73	68	63	
451D2	Caleb loam, 9 to 14 percent slopes, moderately eroded	1.44	0.4%		IVe	41	77	77	57	59	
430	Ackmore silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	0.19	0.0%		IIw	77	91	91	69	82	
Weighted Average						*-	46.2	*n 69.2	*n 68.7	*n 57.2	*n 55.6

**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.



Mount Ayr

Highway 2

Kellerton

Kellerton Grasslands
Bird Conservation Area



Tuskegee

Lamoni

#1

#2

#3

#4

#5

#6

#9

#12

#13

#14

#15

#18

#19

#10

#11

#17

RINGGOLD COUNTY

DECATUR COUNTY