

# ABSOLUTE PUBLIC LAND AUCTION

2,607.67 ACRES  
19 TRACTS

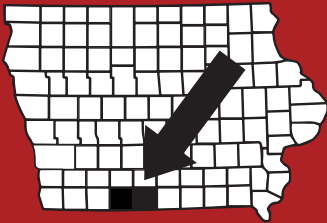


## RINGGOLD & DECATUR COUNTY, IA

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

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HUGHES**  
REAL ESTATE  
712-527-3114

**ALLAN HUGHES**

402-672-3621

INFO@JIMHUGHESREALESTATE.COM

***www.RiceAuctionCompany.com***

**SELLER: HANK SMITH INC.**

# 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

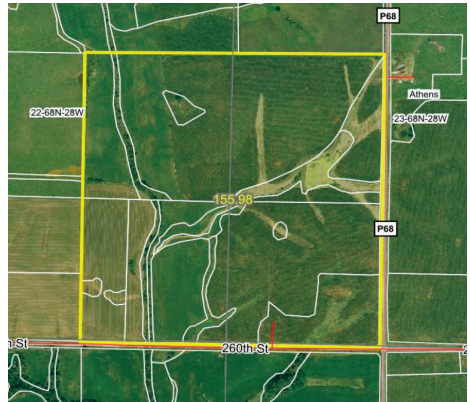
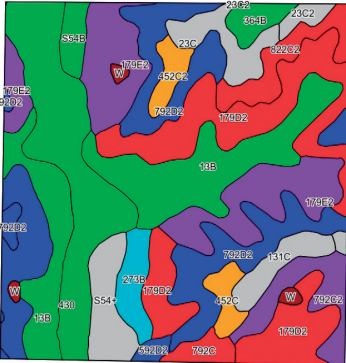
Brief Legal: 23-68N-28W

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!



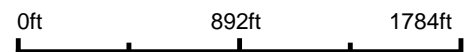
For videos or to register to bid online, visit [www.RiceAuctionCompany.com](http://www.RiceAuctionCompany.com)

# Aerial Map



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Boundary Center: 40° 40' 15.59, -94° 3' 11.03



**23-68N-28W**  
**Ringgold County**  
**Iowa**

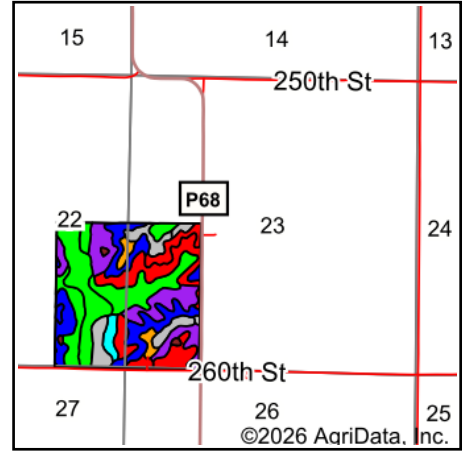
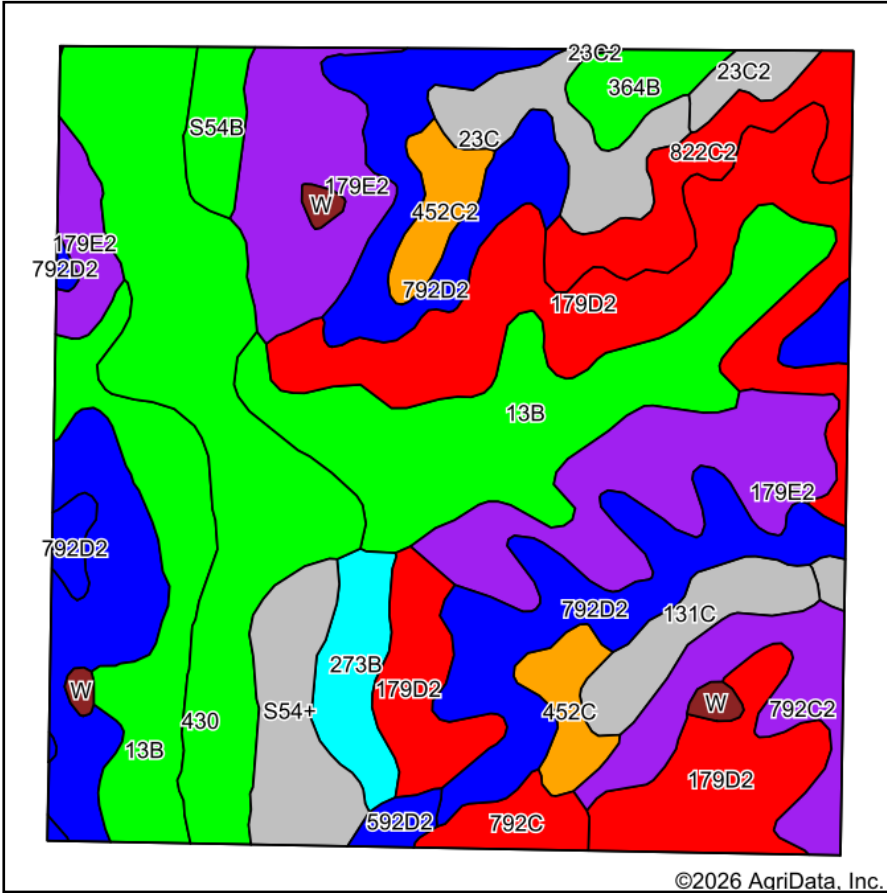


Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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1/13/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



State: **Iowa**  
 County: **Ringgold**  
 Location: **23-68N-28W**  
 Township: **Athens**  
 Acres: **155.98**  
 Date: **1/13/2026**

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Soils data provided by USDA and NRCS.

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Area Symbol: IA159, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	25.07	15.9%		Ive	38								66	
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	23.63	15.1%		Ilw	78								79	
430	Ackmore silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	20.06	12.9%		Ilw	77								91	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	19.50	12.5%		Vle	24								62	

Soils data provided by USDA and NRCS.





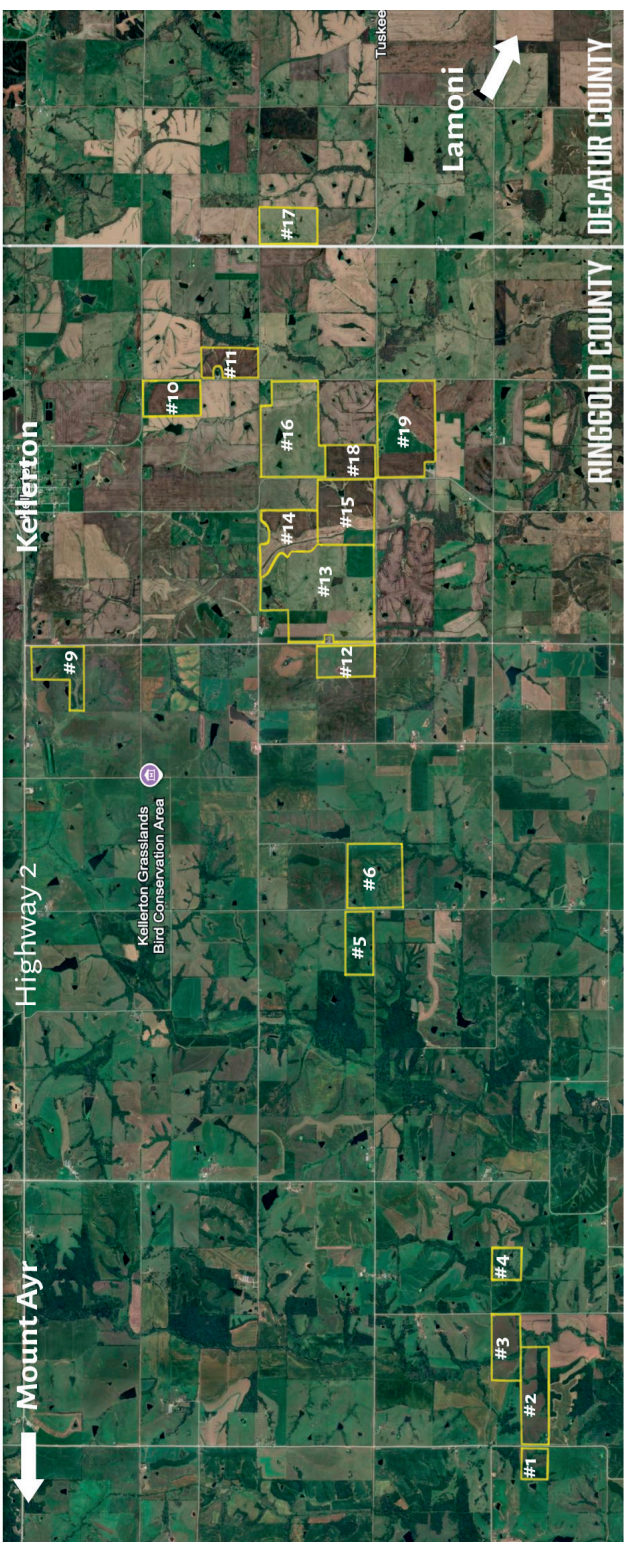
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn
452C	Lineville silt loam, 5 to 9 percent slopes	2.15	1.4%		Ille	48								75	
792C	Armstrong loam, 5 to 9 percent slopes	1.98	1.3%		Ille	35								67	
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	1.64	1.1%		Ille	62								73	
W	Water	0.98	0.6%			0									
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	0.85	0.5%		Ive	10								67	
<b>Weighted Average</b>					*-	<b>46.1</b>	<b>0.2</b>	<b>0.1</b>	<b>3.4</b>	<b>0.1</b>	<b>1.4</b>	<b>0.1</b>	<b>0.9</b>	<b>*n 70.2</b>	<b>*n 6</b>

\*\*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



#9

#10

#11

#12

#13

#14

#15

#16

#17

#18

#19

#5

#6

#4

#3

#2

#1

Lamoni



Tuskee

RINGGOLD COUNTY

DECATUR COUNTY