

ABSOLUTE PUBLIC LAND AUCTION

2,607.67 ACRES
19 TRACTS

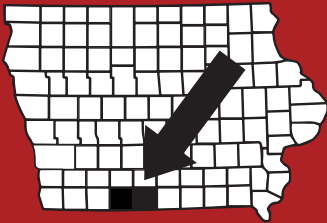


RINGGOLD & DECATUR COUNTY, IA

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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www.RiceAuctionCompany.com

SELLER: HANK SMITH INC.

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

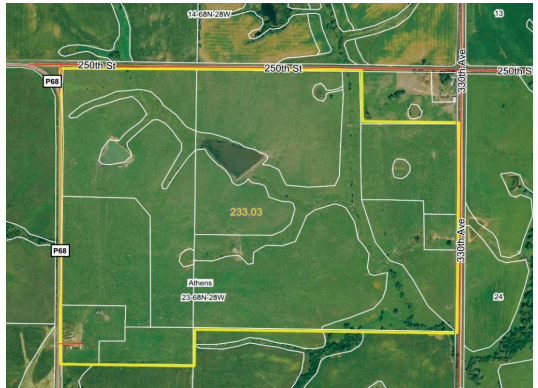
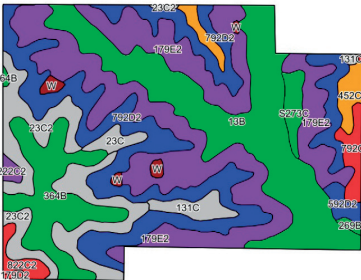
CSRII: 42.4

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:

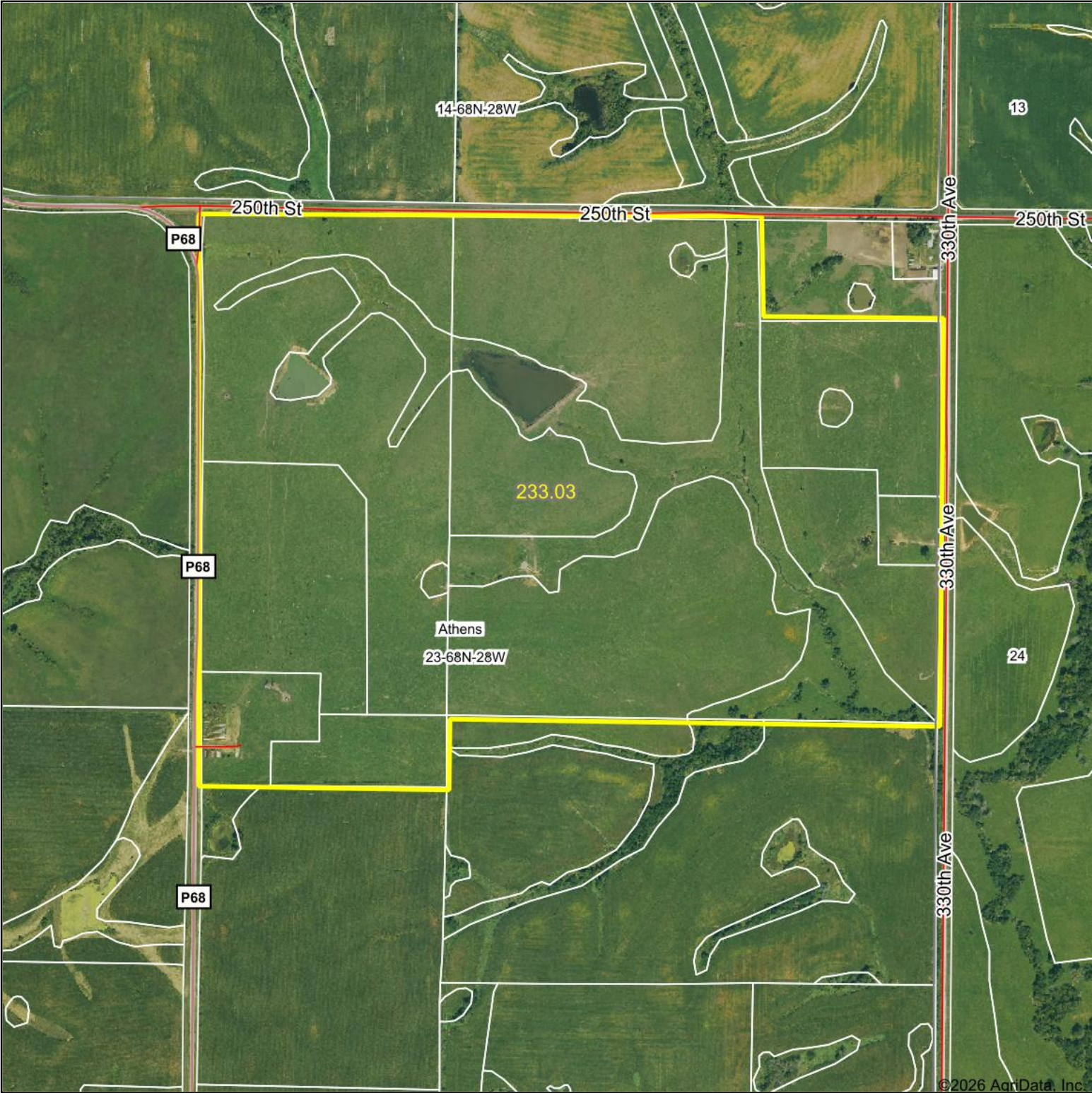
2.4 miles South of Kellerton, IA on County Rd P68. Farm is located on the East side of the highway. Signs will be posted!

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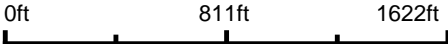


For videos or to register to bid online, visit www.RiceAuctionCompany.com

Aerial Map



Boundary Center: 40° 40' 39.32, -94° 2' 28.8



23-68N-28W
Ringgold County
Iowa



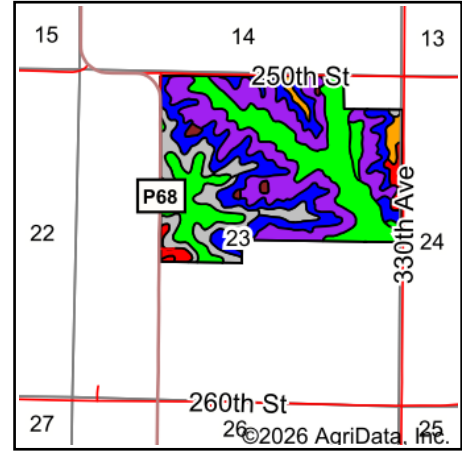
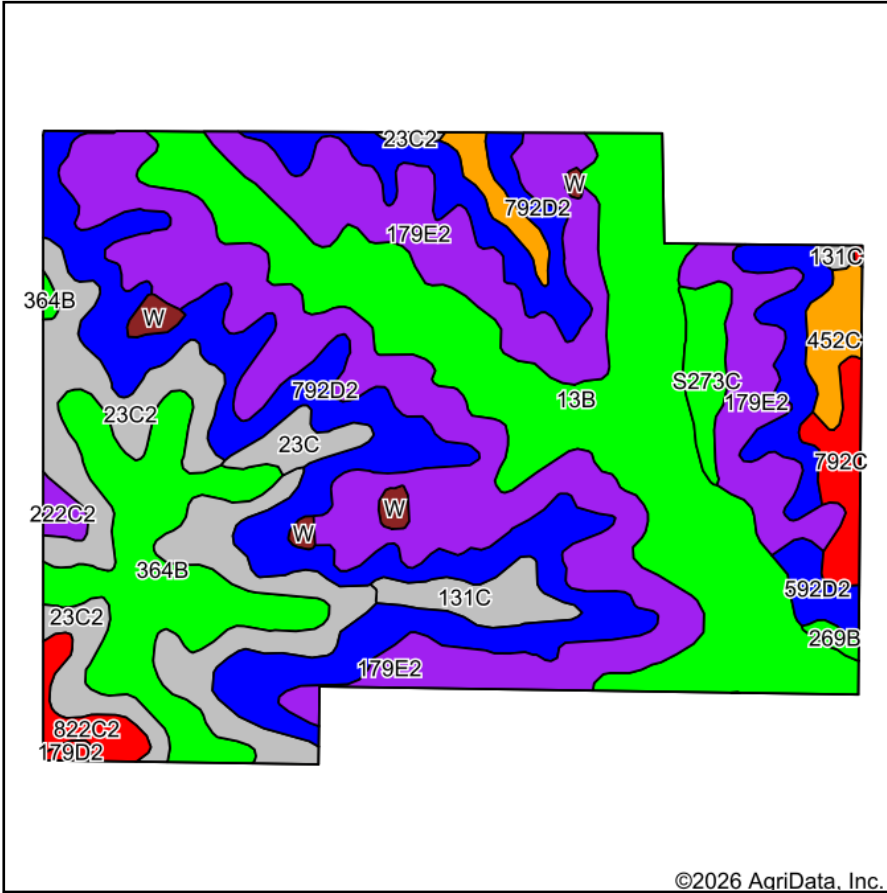
Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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1/19/2026

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: **233.03**
 Date: **1/19/2026**

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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 |
|-------|--|-------|------------------|-------------|------------------|--------|------------------|---------------|-----------------------|-------------------|
| 179E2 | Gara loam, 14 to 18 percent slopes, moderately eroded | 64.95 | 27.7% | | Vle | 24 | 62 | 62 | 49 | 44 |
| 13B | Olmitz-Zook-Humeston complex, 0 to 5 percent slopes | 48.60 | 20.9% | | llw | 78 | 79 | 74 | 54 | 73 |
| 792D2 | Armstrong clay loam, 9 to 14 percent slopes, moderately eroded | 47.70 | 20.5% | | IVe | 7 | 58 | 58 | 50 | 41 |
| 23C2 | Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded | 24.13 | 10.4% | | llle | 62 | 73 | 73 | 66 | 68 |
| 364B | Grundy silty clay loam, 2 to 5 percent slopes | 19.84 | 8.5% | | lle | 72 | 79 | 79 | 67 | 68 |
| 452C | Lineville silt loam, 5 to 9 percent slopes | 5.21 | 2.2% | | llle | 48 | 75 | 75 | 60 | 59 |
| 131C | Pershing silt loam, 5 to 9 percent slopes | 4.19 | 1.8% | | llle | 65 | 72 | 72 | 69 | 58 |
| 792C | Armstrong loam, 5 to 9 percent slopes | 3.88 | 1.7% | | llle | 35 | 67 | 67 | 62 | 51 |
| S273C | Olmitz loam, heavy till, 5 to 9 percent slopes | 3.38 | 1.5% | | llle | 77 | 85 | 85 | 71 | 71 |
| 822C2 | Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded | 2.54 | 1.1% | | llle | 31 | 61 | 61 | 57 | 50 |
| 23C | Arispe silty clay loam, 5 to 9 percent slopes | 2.38 | 1.0% | | llle | 66 | 78 | 78 | 73 | 71 |

Soils data provided by USDA and NRCS.



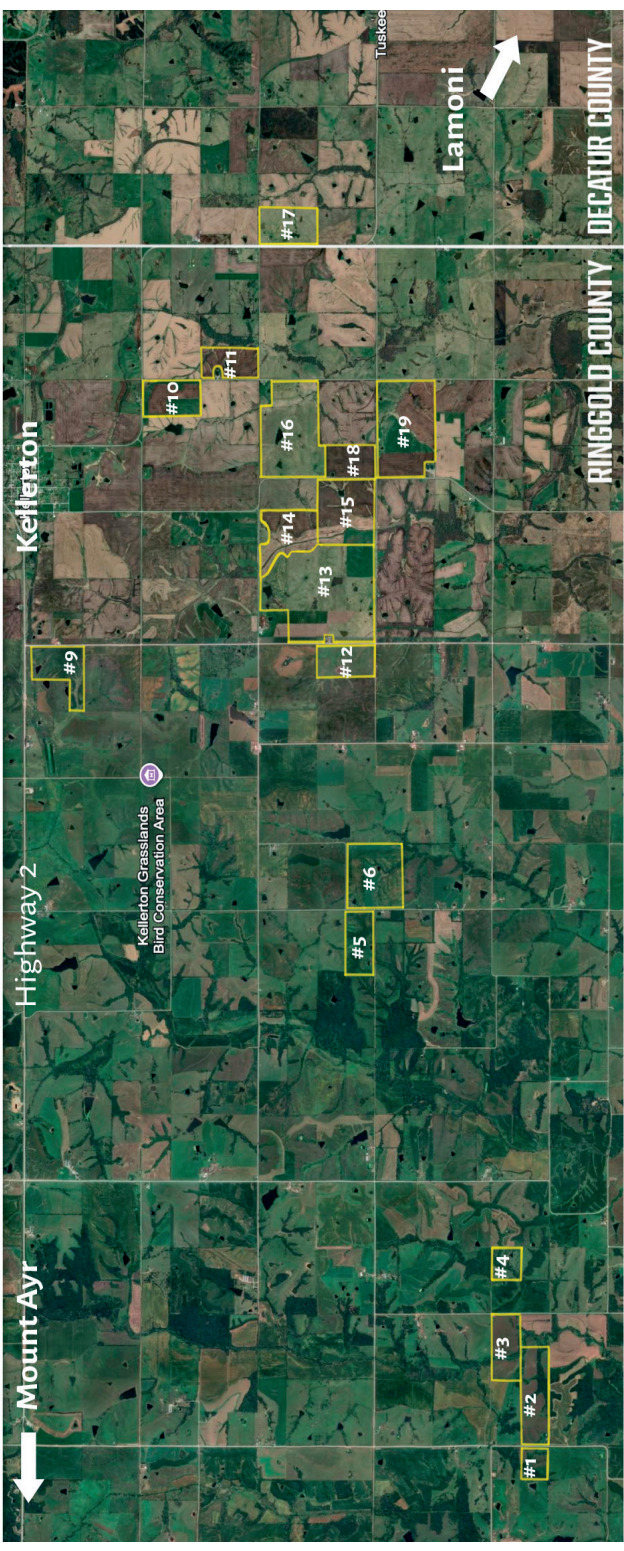
| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans | |
|-------------------------|--|-------|------------------|-------------|------------------|--------|------------------|----------------|-----------------------|-------------------|----------------|
| 592D2 | Mystic clay loam, 9 to 14 percent slopes, moderately eroded | 2.28 | 1.0% | | IVe | 10 | 67 | 67 | 61 | 50 | |
| W | Water | 1.92 | 0.8% | | | 0 | | | | | |
| 222C2 | Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded | 1.04 | 0.4% | | IVw | 28 | 54 | 54 | 46 | 42 | |
| 269B | Humeston silty clay loam, 2 to 5 percent slopes, rarely flooded | 0.59 | 0.3% | | IIIw | 71 | 88 | 88 | 76 | 80 | |
| 179D2 | Gara loam, 9 to 14 percent slopes, moderately eroded | 0.40 | 0.2% | | IVe | 38 | 66 | 66 | 54 | 48 | |
| Weighted Average | | | | | | *- | 42.4 | *n 67.9 | *n 66.9 | *n 54.8 | *n 55.2 |

**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



Lamoni

RINGGOLD COUNTY

DECATUR COUNTY

Tuskee



#1

#2

#3

#4

#5

#6

#9

#12

#13

#14

#15

#18

#19

#10

#11

#17