

# ABSOLUTE PUBLIC LAND AUCTION

2,607.67 ACRES  
19 TRACTS

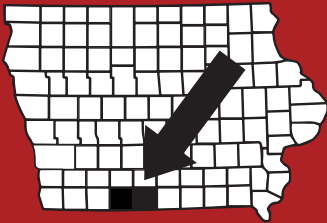


## **RINGGOLD & DECATUR COUNTY, IA**

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**

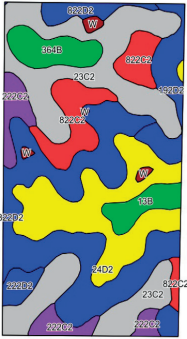
402-672-3621

INFO@JIMHUGHESREALESTATE.COM

***www.RiceAuctionCompany.com***

**SELLER: HANK SMITH INC.**

# TRACT #17 88 Net Taxable Acres



## FSA INFORMATION

**Farm #4750 Tract #7147**

**Farmland: 89.69**

**Cropland: 50.22**

**Corn Base: 20.06 PLC Corn: 138**

**Bean Base: 22.98 PLC Bean: 41**

**Total Base Acreage: 43.04**

**CSRII: 38.4**

**Brief Legal: 19-68N-27W**

**Bloomington Township, Decatur County, IA**

**Taxes: \$1,300 or \$14.77/acre**

***Pasture Farm, Cross Fencing, Energy Free Water, Corral & Building***



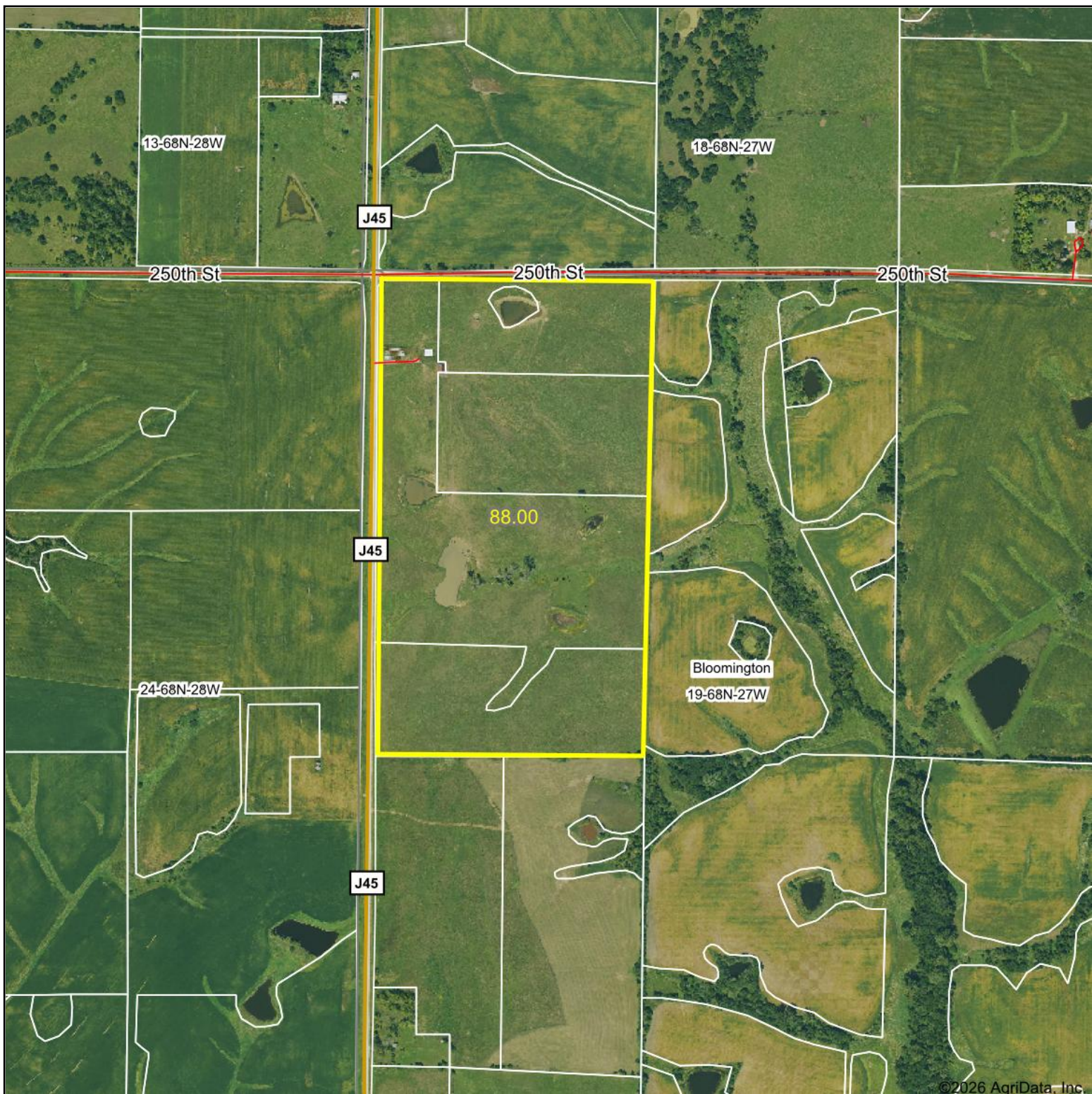
## DIRECTIONS TO THE FARM:

2 miles South of Kellerton, IA on County Rd J45, then 2 miles East on 240th St/J45, then South 1/2 mile. Farm is located on the Ringgold/Decatur County line. 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' 41.31, -94° 0' 45.14



**19-68N-27W**  
**Decatur County**  
**Iowa**

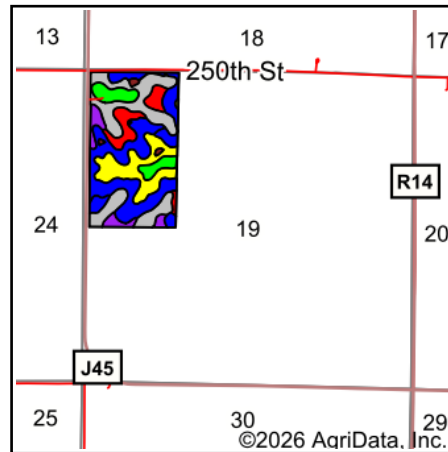
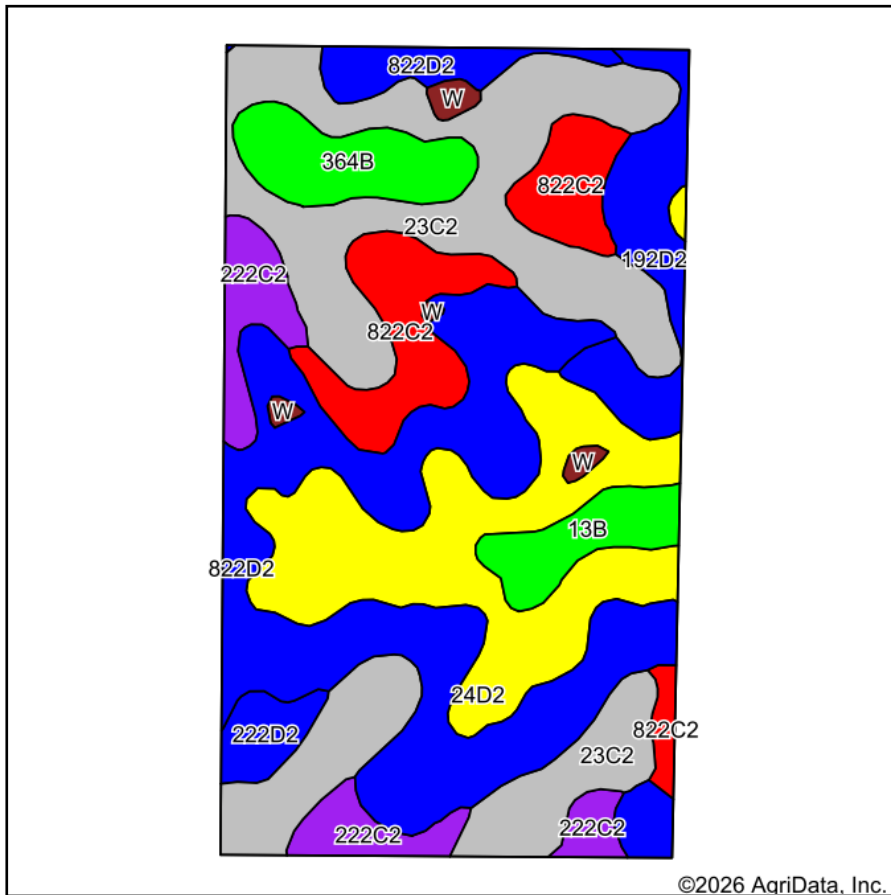


Maps Provided By:  
 **surety**<sup>®</sup>  
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1/15/2026

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

# Soils Map



State: **Iowa**  
 County: **Decatur**  
 Location: **19-68N-27W**  
 Township: **Bloomington**  
 Acres: **88**  
 Date: **1/15/2026**

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Soils data provided by USDA and NRCS.

Area Symbol: IA053, 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
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	23.57	26.7%		Ive	11	63	63	58	44
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	23.02	26.2%		Ille	62	73	73	66	68
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	14.63	16.6%		Ille	51	70	70	56	54
822C2	Lamoni clay loam, 5 to 9 percent slopes, eroded	7.86	8.9%		Ille	31	59	59	53	47
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	4.88	5.5%		IVw	28	54	54	46	42
192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	4.72	5.4%		Ive	9	65	65	53	44
364B	Grundy silty clay loam, 2 to 5 percent slopes	4.02	4.6%		Ile	72	79	79	67	68
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	2.87	3.3%		Ilw	76	79	76	55	73
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	1.59	1.8%		Ive	8	51	51	45	43
W	Water	0.84	1.0%			0				
<b>Weighted Average</b>					<b>*-</b>	<b>38.4</b>	<b>*n 66.5</b>	<b>*n 66.4</b>	<b>*n 57.9</b>	<b>*n 53.7</b>

Soils data provided by USDA and NRCS.

Maps Provided By:



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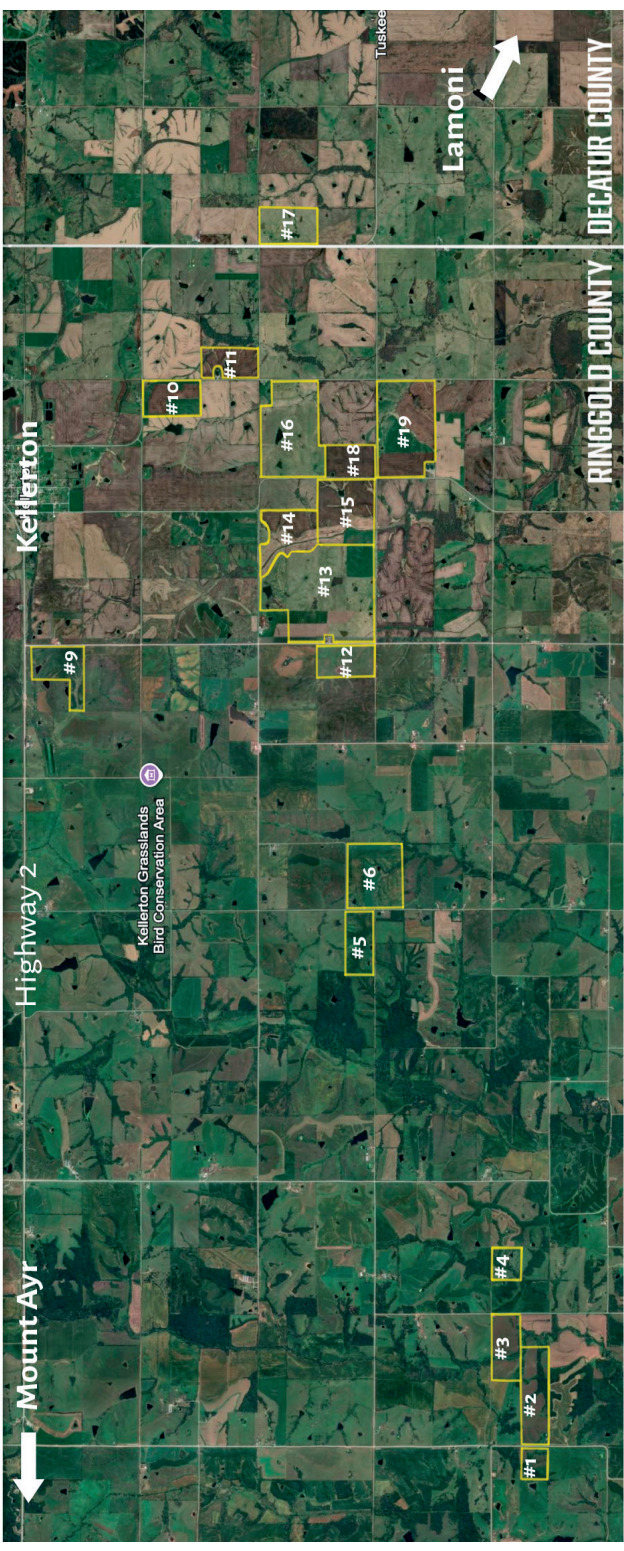
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\*\*IA has updated the CSR values for each county to CSR2.

\*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



#17

#10

#11

#16

#18

#19

#14

#13

#15

#9

#12

#6

#5

#4

#3

#2

#1

Lamoni

Tuskee

RINGGOLD COUNTY

DECATUR COUNTY