

ABSOLUTE PUBLIC LAND AUCTION

2,607.67 ACRES
19 TRACTS

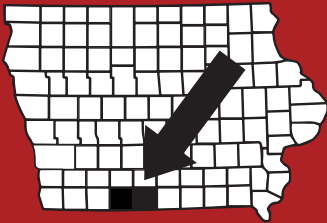


RINGGOLD & DECATUR COUNTY, IA

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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402-672-3621

INFO@JIMHUGHESREALESTATE.COM

www.RiceAuctionCompany.com

SELLER: HANK SMITH INC.

TRACT #18

64.69 Net Surveyed Acres

FSA INFORMATION

Farm #3218 Tract #8131

Est. Farmland: 65

Est. Cropland: 61.63

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

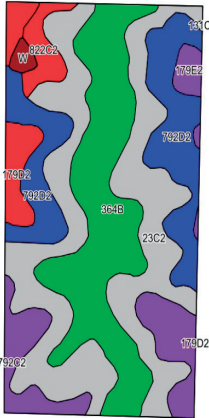
*TBS - To Be Split by FSA Office

CSRII: 48.1

Brief Legal: 23-68N-28W

Athens Township, Ringgold County, IA

Est. Taxes: \$1,151.40 or \$17.80/acre



Row Crop Farm, Adjoins Tract 16



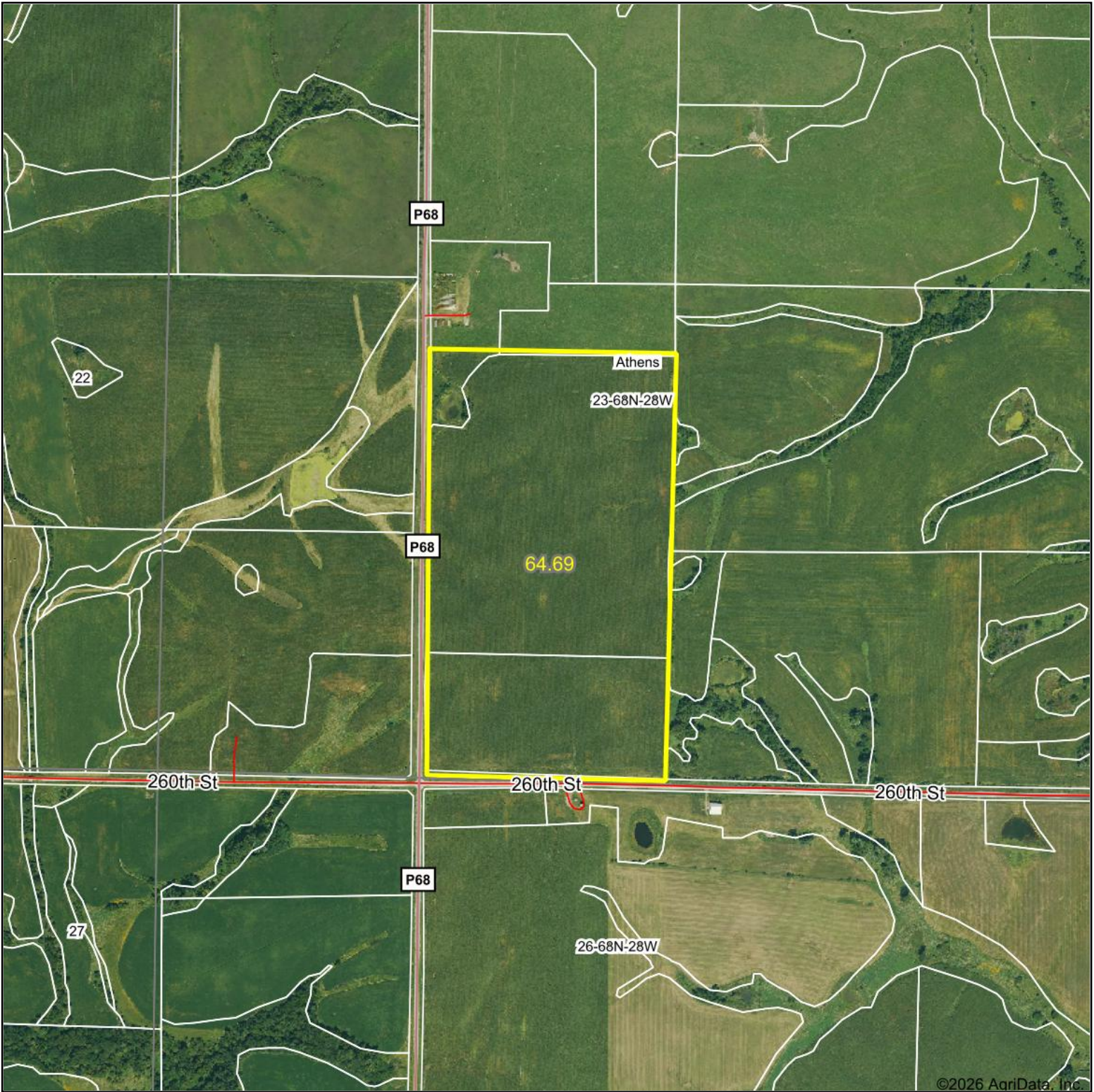
DIRECTIONS TO THE FARM:

2 miles South of Kellerton, IA on County Rd P68, then 1/4 mile East on 250th St, then 1/2 mile South on County Rd P68. Signs will be posted!



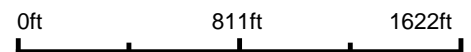
For videos or to register to bid online, visit www.RiceAuctionCompany.com

Aerial Map



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Boundary Center: 40° 40' 13.77, -94° 2' 45.11



23-68N-28W
Ringgold County
Iowa

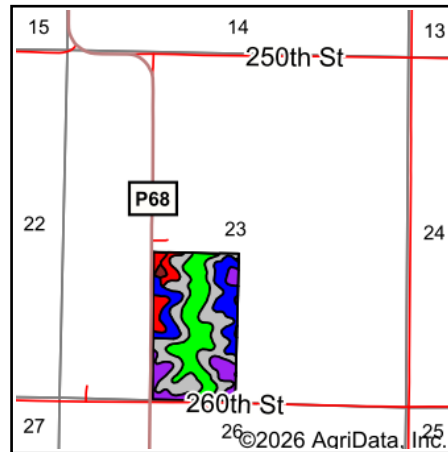
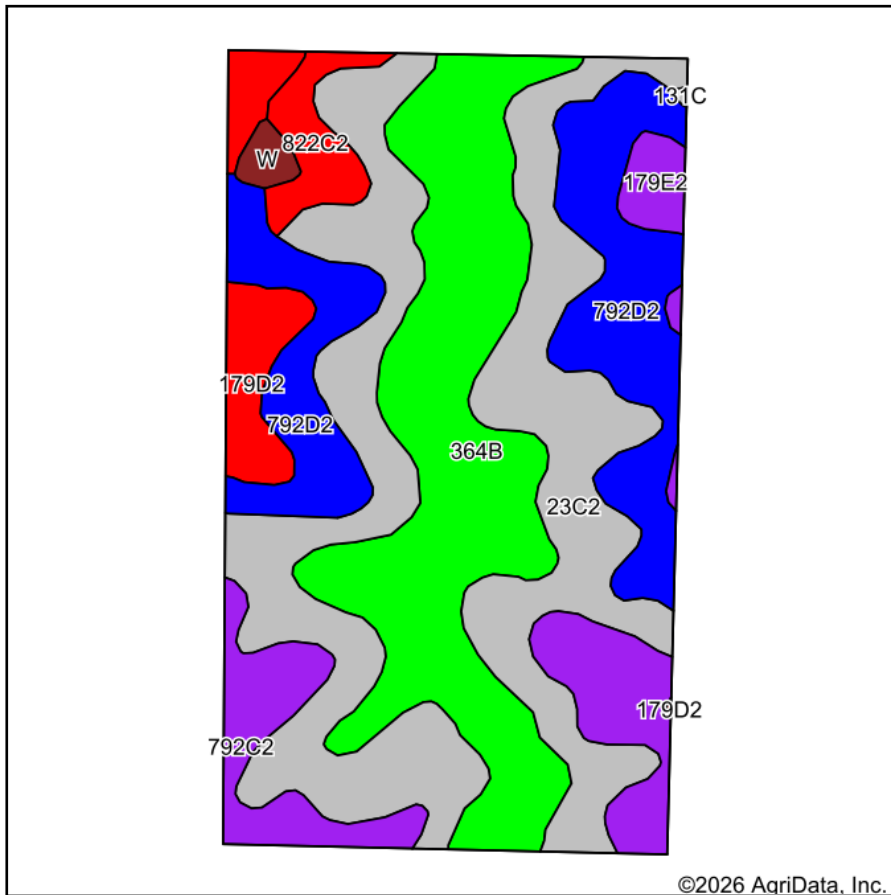


Maps Provided By:
**surety**[®]
CUSTOMIZED ONLINE MAPPING
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1/19/2026

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: **64.69**
 Date: **1/19/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IA159, Soil Area Version: 31

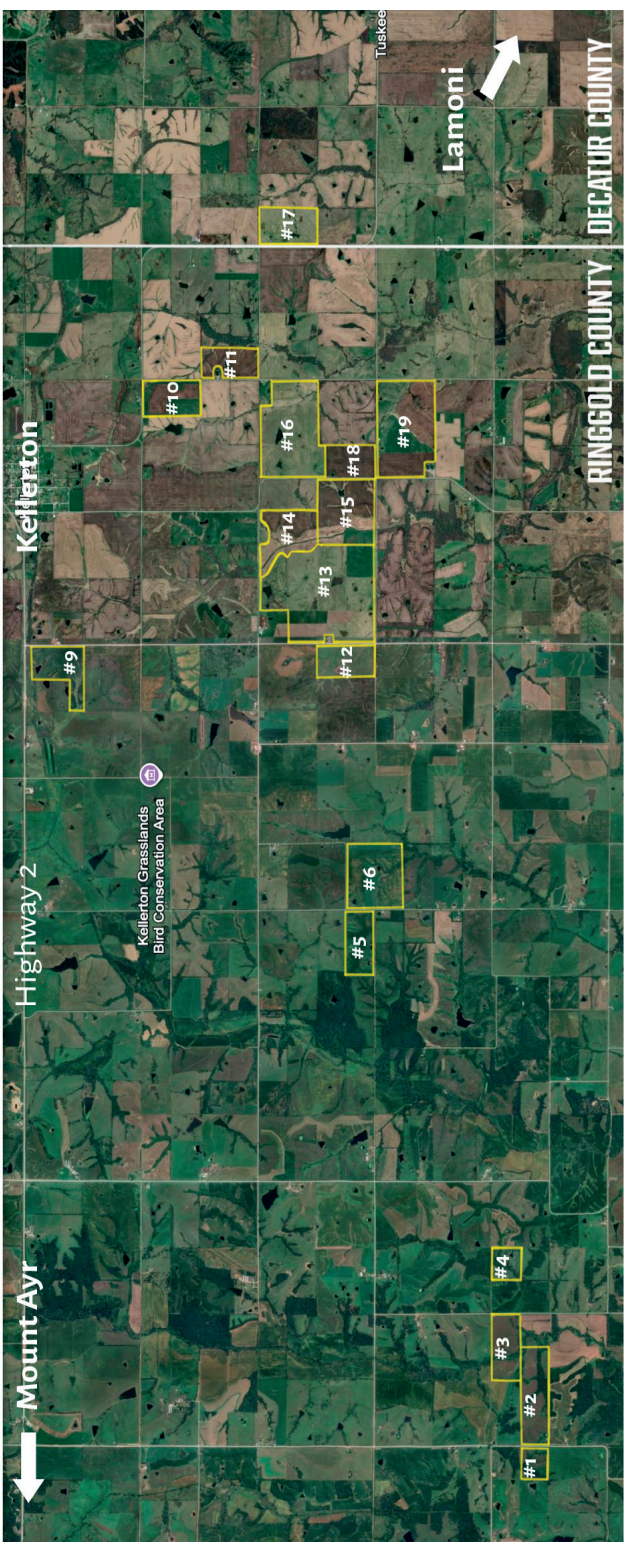
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	23.44	36.3%		IIIe	62	73	73	66	68	
364B	Grundy silty clay loam, 2 to 5 percent slopes	17.03	26.3%		Ile	72	79	79	67	68	
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	11.31	17.5%		IVe	7	58	58	50	41	
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	6.41	9.9%		IIIe	24	60	60	54	41	
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	2.97	4.6%		IVe	38	66	66	54	48	
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	1.84	2.8%		IIIe	31	61	61	57	50	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	1.17	1.8%		Vle	24	62	62	49	44	
W	Water	0.52	0.8%			0					
Weighted Average						*-	48.1	*n 69.2	*n 69.2	*n 60.6	*n 58.2

**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



Tuskegee

Lamoni

#1

#2

#3

#4

#5

#6

#9

#12

#13

#14

#15

#18

#19

#10

#11

#17

RINGGOLD COUNTY

DECATUR COUNTY