

ABSOLUTE PUBLIC LAND AUCTION

2,607.67 ACRES
19 TRACTS

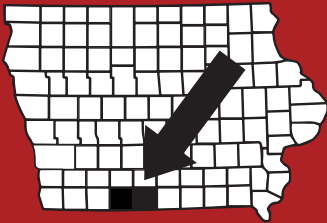


RINGGOLD & DECATUR COUNTY, IA

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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REAL ESTATE
712-527-3114

ALLAN HUGHES

402-672-3621

INFO@JIMHUGHESREALESTATE.COM

www.RiceAuctionCompany.com

SELLER: HANK SMITH INC.

TRACT #19 227.02 Net Taxable Acres



FSA INFORMATION

Farm #3218 Tract #8131

Est. Farmland: 227

Est. Cropland: 196.35

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

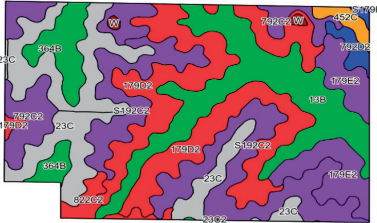
*TBS - To Be Split by FSA Office

CSRII: 46.4

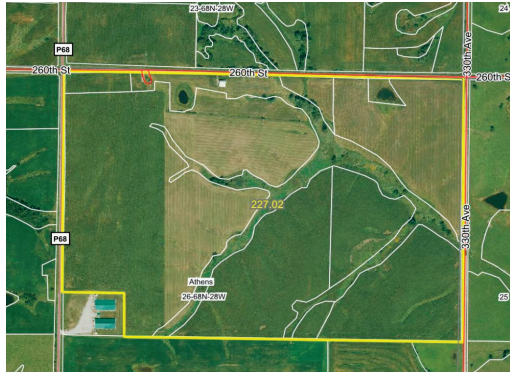
Brief Legal: 26-68N-28W

Athens Township, Ringgold County, IA

Taxes: \$3,800 or \$16.74/acre



60' x 60' Building



Row Crop Farm

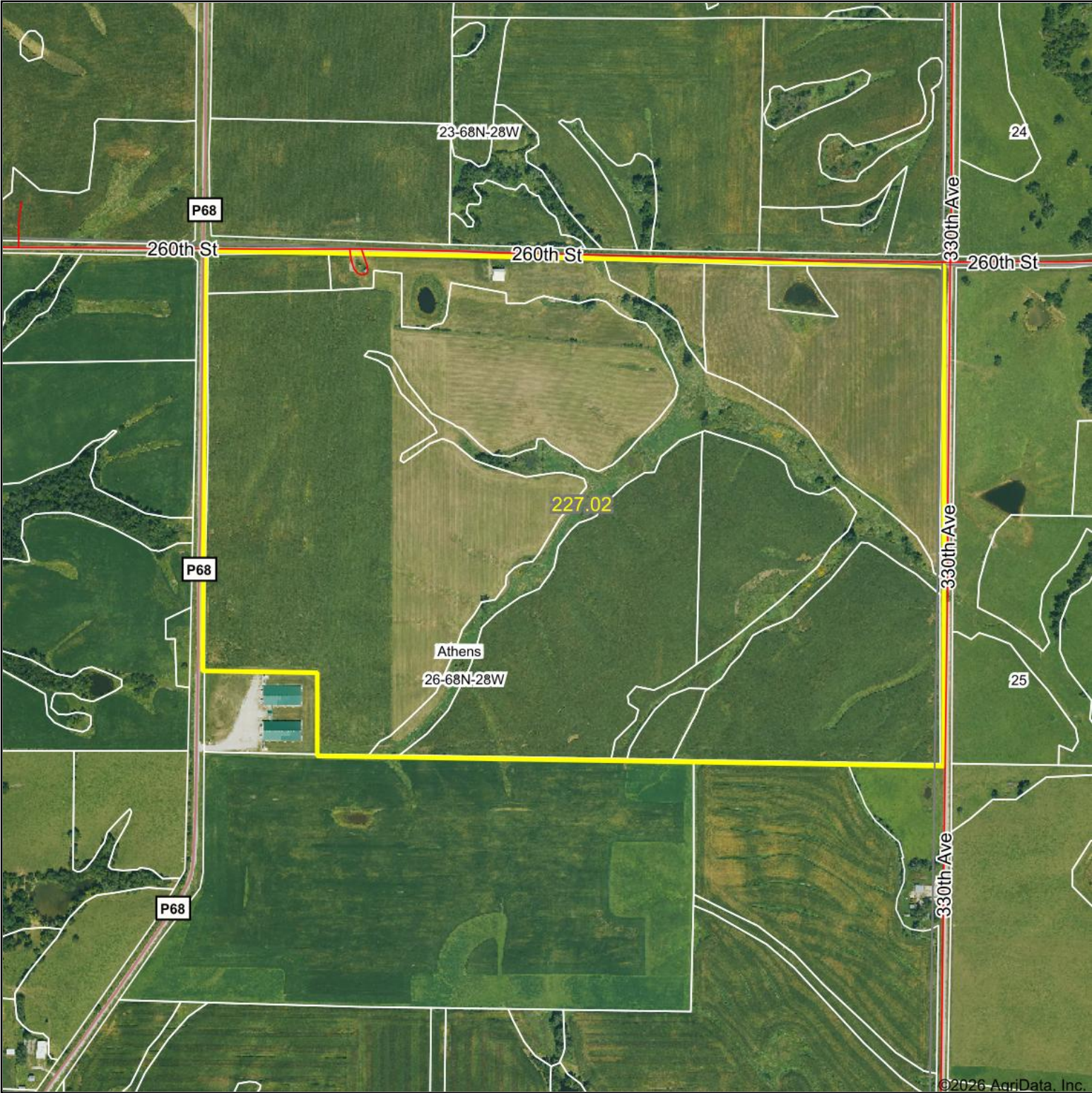
DIRECTIONS TO THE FARM:

3-1/4 miles South of Kellerton, IA on County Rd P68. Signs will be posted!



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

Aerial Map



Boundary Center: 40° 39' 49.25, -94° 2' 28.44



26-68N-28W
Ringgold County
Iowa

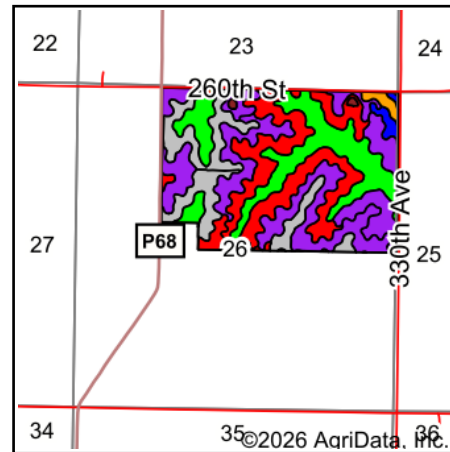
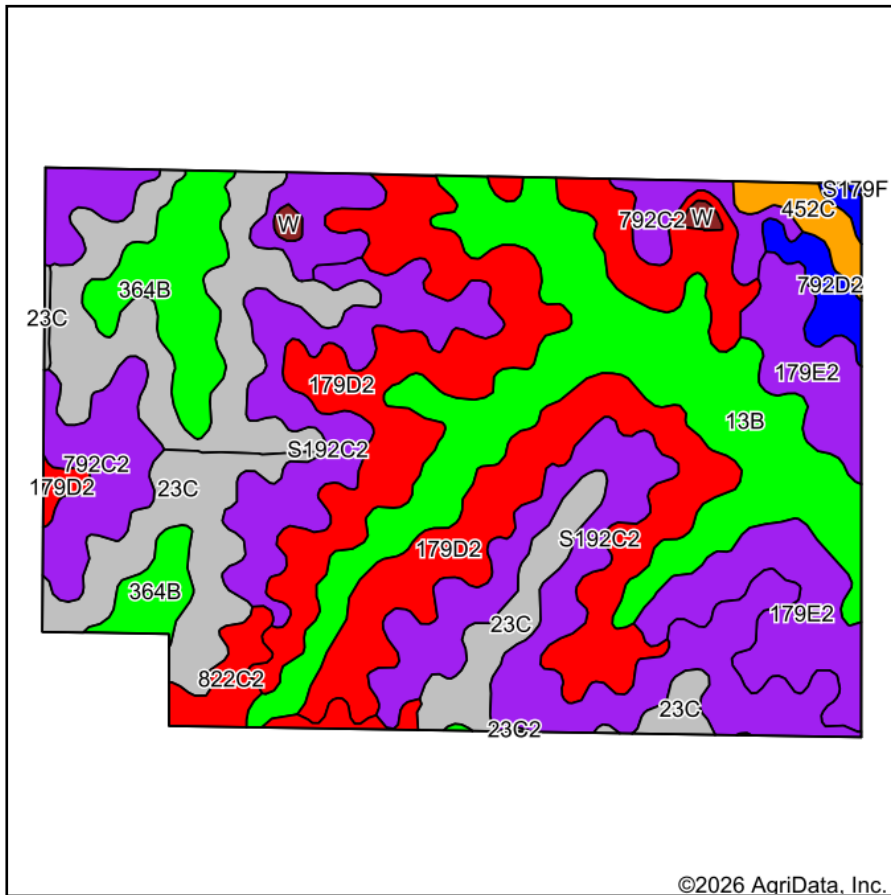


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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1/14/2026

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

Soils Map



State: **Iowa**
 County: **Ringgold**
 Location: **26-68N-28W**
 Township: **Athens**
 Acres: **227.02**
 Date: **1/14/2026**



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
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	51.62	22.7%		IVe	38	66	66	54	48
S192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	39.24	17.3%		IIIe	29	66	66	55	46
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	38.20	16.8%		IIw	78	79	74	54	73
23C	Arispe silty clay loam, 5 to 9 percent slopes	19.31	8.5%		IIIe	66	78	78	73	71
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	19.19	8.5%		IIIe	24	60	60	54	41
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	18.01	7.9%		IIIe	62	73	73	66	68
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	17.72	7.8%		VIe	24	62	62	49	44
364B	Grundy silty clay loam, 2 to 5 percent slopes	12.38	5.5%		IIe	72	79	79	67	68
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	4.24	1.9%		IIIe	31	61	61	57	50
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	3.43	1.5%		IVe	7	58	58	50	41

Soils data provided by USDA and NRCS.



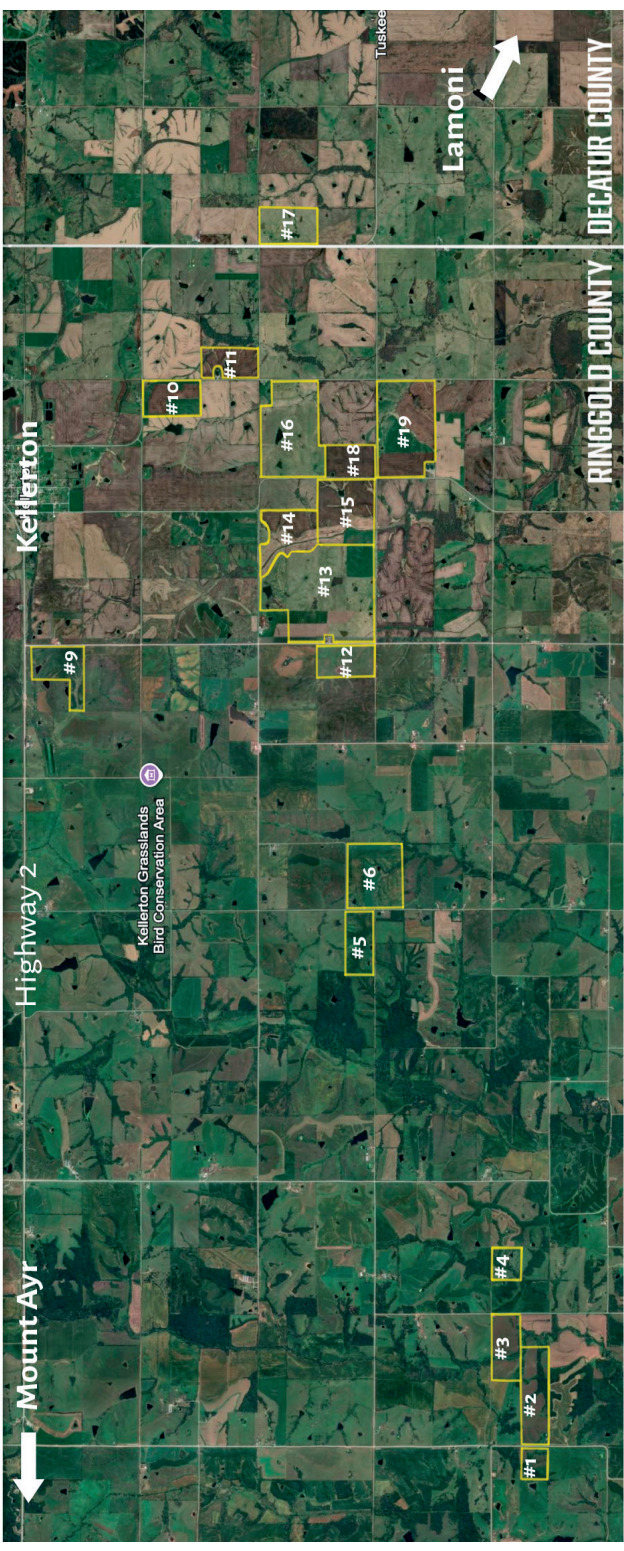
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
452C	Lineville silt loam, 5 to 9 percent slopes	2.77	1.2%		IIIe	48	75	75	60	59
W	Water	0.85	0.4%			0				
S179F	Gara loam, 18 to 25 percent slopes	0.06	0.0%		VIe	19	55	55	38	41
Weighted Average						*-	*n 69.3	*n 68.5	*n 56.9	*n 55.5

**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

Tuskee

RINGGOLD COUNTY

DECATUR COUNTY

#1

#2

#3

#4

#5

#6

#12

#13

#14

#15

#18

#19

#10

#11

#17