

# ABSOLUTE PUBLIC LAND AUCTION

2,607.67 ACRES  
19 TRACTS

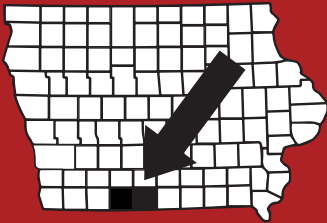


## RINGGOLD & DECATUR COUNTY, IA

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](http://www.RiceAuctionCompany.com)

**SELLER: HANK SMITH INC.**

# TRACT #3

# 77 Net Taxable Acres



## FSA INFORMATION

Farm #786 Tract #1251

Est. Farmland: 77

Est. Cropland: 67.53

Corn CCC-505 CRP Reduction Acres: TBS

Bean CCC-505 CRP Reduction Acres: TBS

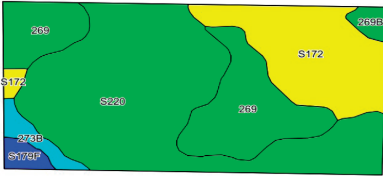
\*TBS - To Be Split by FSA Office

CSRII: 70.1

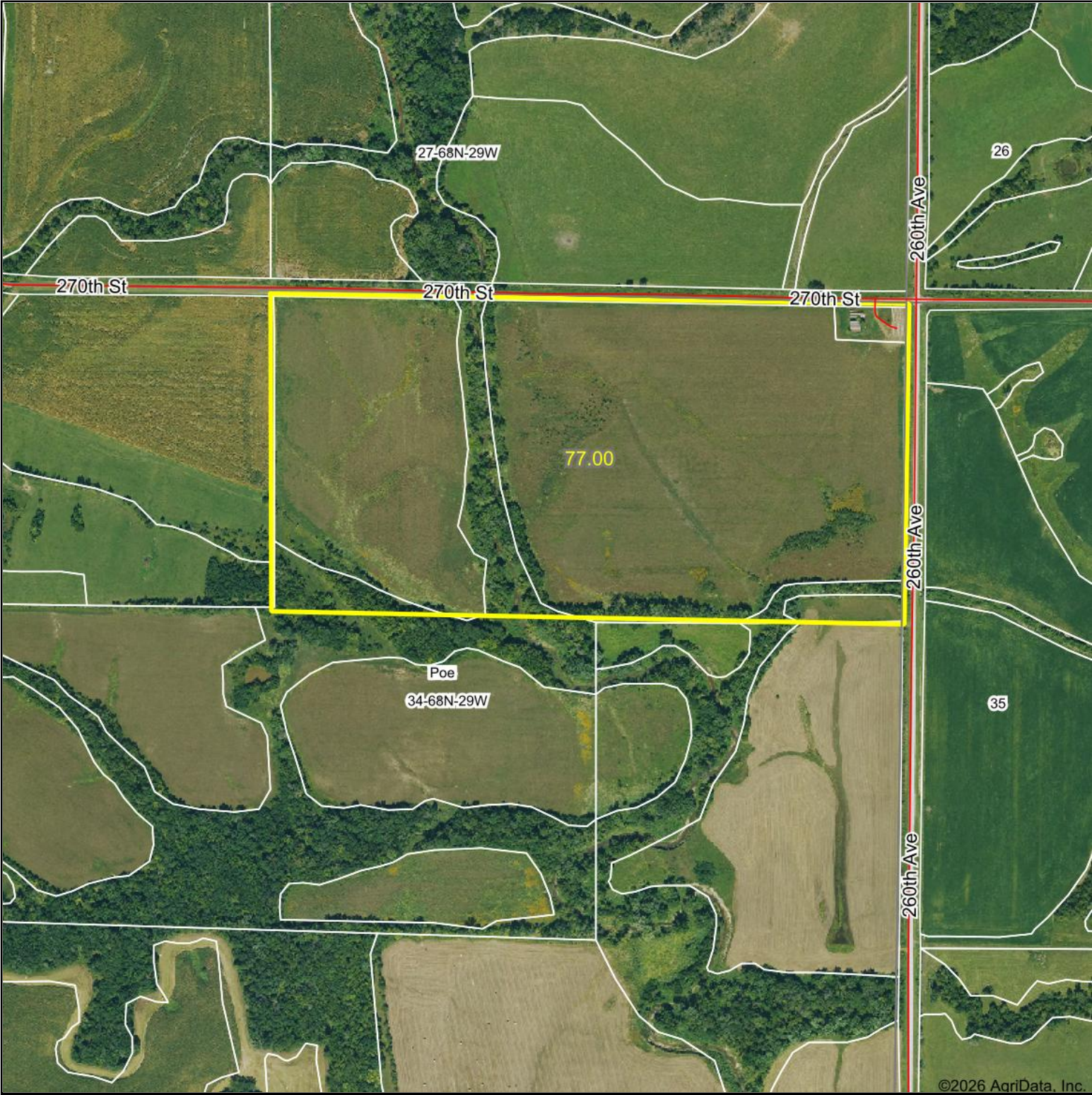
Brief Legal: 34-68N-29W

Poe Township, Ringgold County, IA

Taxes: \$1,826 or \$23.71/acre



# Aerial Map



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Boundary Center: 40° 39' 4.93, -94° 10' 18.88



**34-68N-29W**  
**Ringgold County**  
**Iowa**

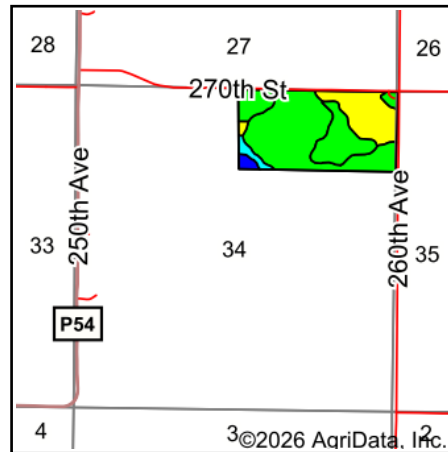
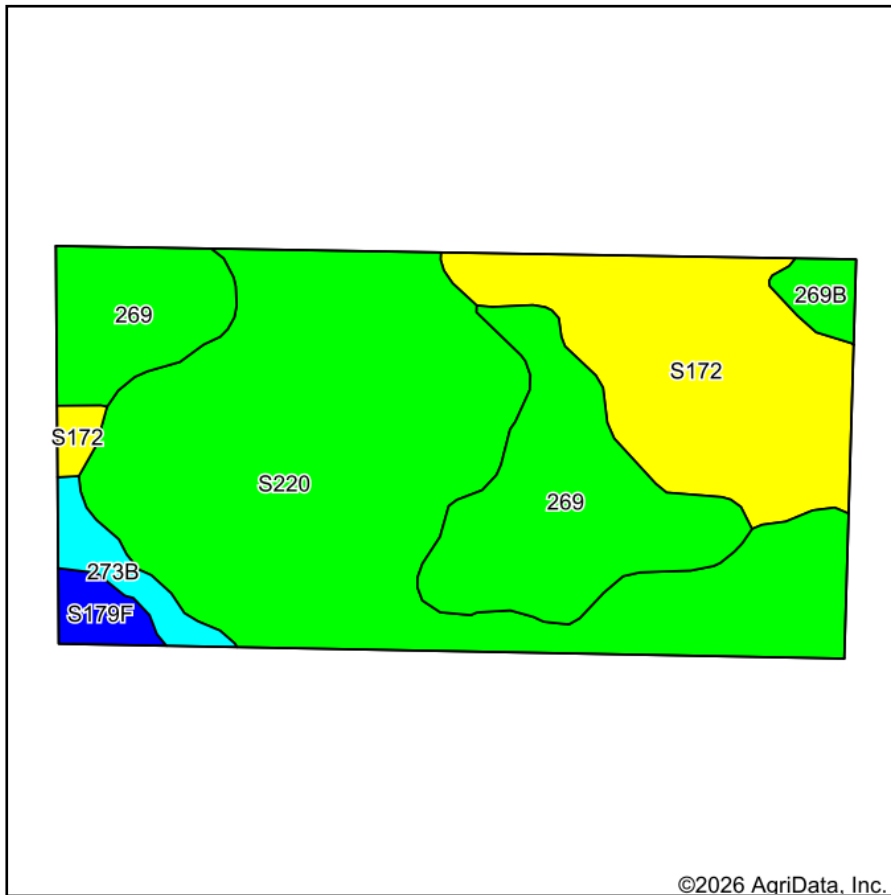


Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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1/15/2026

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

# Soils Map



State: **Iowa**  
 County: **Ringgold**  
 Location: **34-68N-29W**  
 Township: **Poe**  
 Acres: **77**  
 Date: **1/15/2026**

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Maps Provided By:



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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**	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
S220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	38.67	50.3%		Ilw	77								87	
269	Humeston silty clay loam, 0 to 2 percent slopes, occasionally flooded	17.27	22.4%		Illw	70								90	
S172	Wabash silty clay, 0 to 2 percent slopes, occasionally flooded	16.40	21.3%		Illw	57								59	
273B	Olmitz loam, heavy till, 2 to 5 percent slopes	1.99	2.6%		Ile	81	9	5	152	3	62	5	41	91	
S179F	Gara loam, 18 to 25 percent slopes	1.41	1.8%		Vle	19								55	

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	
269B	Humeston silty clay loam, 2 to 5 percent slopes, rarely flooded	1.26	1.6%		IIIw	71								88		
<b>Weighted Average</b>						<b>2.53</b>	<b>70.1</b>	<b>0.2</b>	<b>0.1</b>	<b>3.9</b>	<b>0.1</b>	<b>1.6</b>	<b>0.1</b>	<b>1.1</b>	<b>*n 81.2</b>	<b>*n 8</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

This form is available electronically.

<b>CRP-1</b> (07-23-10)		<b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 19159	2. SIGN-UP NUMBER 48
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>				3. CONTRACT NUMBER 11194	4. ACRES FOR ENROLLMENT 110.63
NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.				7. COUNTY OFFICE ADDRESS (Include Zip Code): RINGGOLD COUNTY FARM SERVICE AGENCY 1201 E SOUTH ST MT AYR, IA 50854-2232	
TELEPHONE NUMBER (Include Area Code): (641)464-2251				5. FARM NUMBER 0000786	6. TRACT NUMBER(S) 0001251
8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>				9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 12-01-2015 09-30-2026	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection.

The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre \$269.28	11. Identification of CRP Land (See Page 2 for additional space)																				
B. Annual Contract Payment \$29790	<table border="1"> <thead> <tr> <th>A. Tract No.</th> <th>B. Field No.</th> <th>C. Practice No.</th> <th>D. Acres</th> <th>E. Total Estimated Cost-Share</th> </tr> </thead> <tbody> <tr> <td>0001251</td> <td>0001</td> <td>CP38E-2</td> <td>45.38</td> <td>\$3630.00</td> </tr> <tr> <td>0001251</td> <td>0003</td> <td>CP38E-2</td> <td>20.98</td> <td>\$1678.00</td> </tr> <tr> <td>0001251</td> <td>0004</td> <td>CP38E-2</td> <td>16.20</td> <td>\$1296.00</td> </tr> </tbody> </table>	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	0001251	0001	CP38E-2	45.38	\$3630.00	0001251	0003	CP38E-2	20.98	\$1678.00	0001251	0004	CP38E-2	16.20	\$1296.00
A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share																	
0001251	0001	CP38E-2	45.38	\$3630.00																	
0001251	0003	CP38E-2	20.98	\$1678.00																	
0001251	0004	CP38E-2	16.20	\$1296.00																	
C. First Year Payment	(Item 10C applicable only to continuous signup when the first year payment is prorated.)																				

<b>12. PARTICIPANTS</b>				
A PARTICIPANT'S NAME AND ADDRESS (Zip Code): HANK SMITH INC 1001 W COLUMBUS ST MOUNT AYR, IA 50854-9404	(2) SHARE 100.00%	(3) SOCIAL SECURITY NUMBER: _____	(4) SIGNATURE <i>Hank Smith</i>	DATE (MM-DD-YYYY) 11-10-15
B PARTICIPANT'S NAME AND ADDRESS (Zip Code): N/A	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: _____	(4) SIGNATURE _____	DATE (MM-DD-YYYY) _____
C PARTICIPANT'S NAME AND ADDRESS (Zip Code): N/A	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: _____	(4) SIGNATURE _____	DATE (MM-DD-YYYY) _____
(If more than three individuals are signing, continue on attachment.)				
<b>13. CCC USE ONLY -</b> Payments according to the shares are approved.	A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>		B. DATE (MM-DD-YYYY) 11-30-15	

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, generic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Original - County Office Copy
  Owner's Copy
  Operator's Copy

Continuation of Item 11 - Identification of CRP Land

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated C/S	CONTRACT PERIOD (MM-DD-YYYY)	
					F. FROM	G. TO
0001251	0006	CP38E-2	14.36	\$ 1149.00	12-01-2015	09-30-2026
0001251	0007	CP38E-2	11.46	\$ 917.00	12-01-2015	09-30-2026
0001251	0008	CP38E-2	1.08	\$ 86.00	12-01-2015	09-30-2026
0001251	0009	CP38E-2	1.17	\$ 94.00	12-01-2015	09-30-2026

RS  
11-10-1

Original - County Office Copy

Owner's Copy

Operator's Copy



**Legend**

Field Boundary

1 inch = 660 feet

**Wetland Determination Identifiers**

- ◆ Restricted Use
- ▽ Limited Restrictions
- ◻ Exempt from Conservation Compliance Provisions

**Poe 34**

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS

This form is available electronically.

<b>CRP-1</b> (07-23-10) <b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation <b>CONSERVATION RESERVE PROGRAM CONTRACT</b> <small>NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.</small>	1. ST. & CO CODE & ADMIN. LOCATION 19159	2. SIGN-UP NUMBER 48
	3. CONTRACT NUMBER 11195	4. ACRES FOR ENROLLMENT 51.88
7. COUNTY OFFICE ADDRESS (Include Zip Code): RINGGOLD COUNTY FARM SERVICE AGENCY 1201 E SOUTH ST MT AYR, IA 50854-2232	5. FARM NUMBER 0000761	6. TRACT NUMBER(S) 0001249
TELEPHONE NUMBER (Include Area Code): (641)464-2251	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 12-01-2011 TO: (MM-DD-YYYY) 01-31-2012 <i>RS 11-10-11</i>

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection.

The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre \$208.25 <i>RS 11-10-15</i>	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment \$10804	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	0001249	0002	CP38E-2	4.87	\$390.00
(Item 10C applicable only to continuous signup when the first year payment is prorated.)	0001249	0003	CP38E-2	2.13	\$170.00
	0001249	0004	CP38E-2	1.47	\$118.00

<b>12. PARTICIPANTS</b>	
A. PARTICIPANT'S NAME AND ADDRESS (Zip Code): HANK SMITH INC 1001 W COLUMBUS ST MOUNT AYR, IA 50854-9404	(2) SHARE 100.00% (3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <i>Hank Smith</i> DATE (MM-DD-YYYY) 11-10-15 <small>(If more than three individuals are signing, continue on attachment.)</small>
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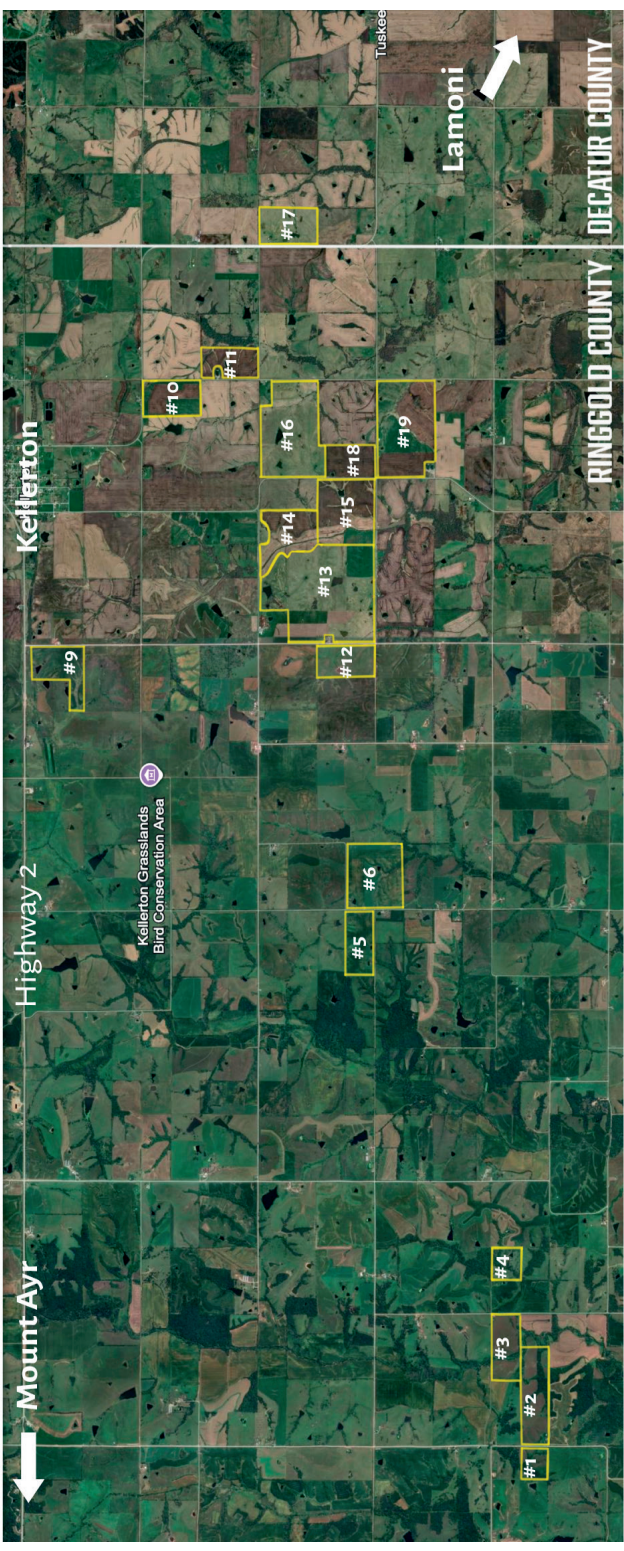
A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated C/S	CONTRACT PERIOD (MM-DD-YYYY)	
					F. FROM	G. TO
0001249	0005	CP38E-2	12.78	\$ 1022.00	12-01-2015	09-30-2026
0001249	0006	CP38E-2	22.86	\$ 1829.00	12-01-2015	09-30-2026
0001249	0007	CP38E-2	7.77	\$ 622.00	12-01-2015	09-30-2026

RS  
11-10

Original - County Office Copy

Owner's Copy

Operator's Copy



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