

# ABSOLUTE PUBLIC LAND AUCTION

2,607.67 ACRES  
19 TRACTS

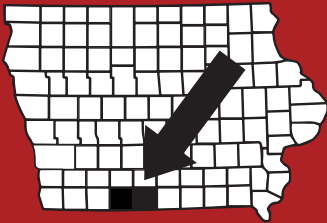


## **RINGGOLD & DECATUR COUNTY, IA**

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 #4

# 39.99 Net Taxable Acres

## FSA INFORMATION

**Farm #786 Tract #1252**

**Farmland: 40.61**

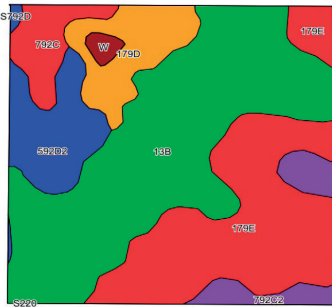
**CSRII: 49.4**

**Brief Legal: 35-68N-29W**

**Poe Township, Ringgold County, IA**

**Taxes: \$478 or \$11.95/acre**

***Pasture Farm w/ Recreation***



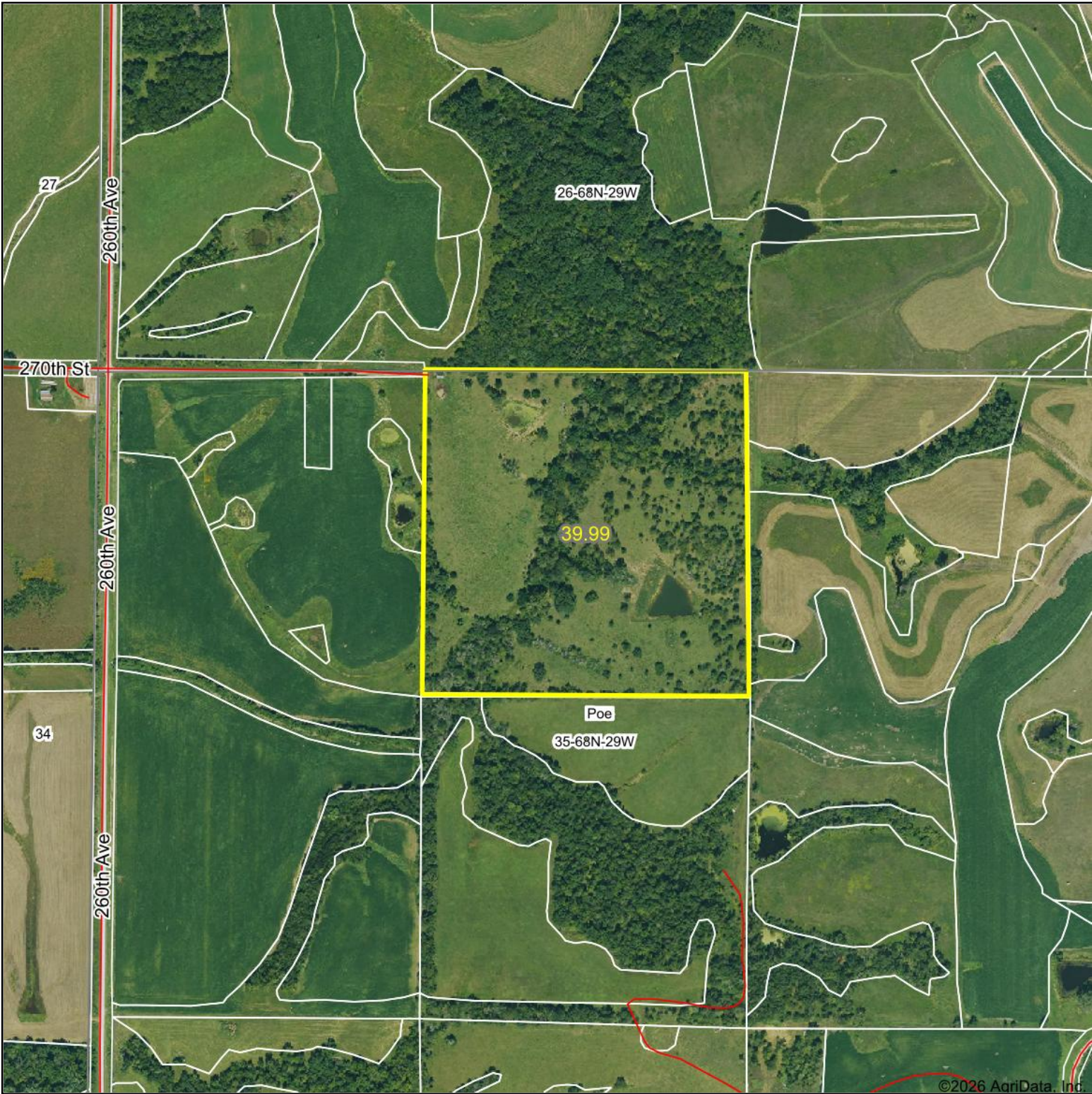
## DIRECTIONS TO THE FARM:

From Mount Ayr - Drive East on Hwy 2 for 4 miles then turn South on County Rd P56 for 3 miles, then West 1 mile of 260th St, then South on 260th St for 1 mile, then East for 0.2 miles. Signs will be posted!



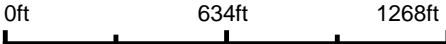
For videos or to register to bid online, visit [www.RiceAuctionCompany.com](http://www.RiceAuctionCompany.com)

# Aerial Map



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Boundary Center: 40° 39' 5.18, -94° 9' 36.28



**35-68N-29W**  
**Ringgold County**  
**Iowa**

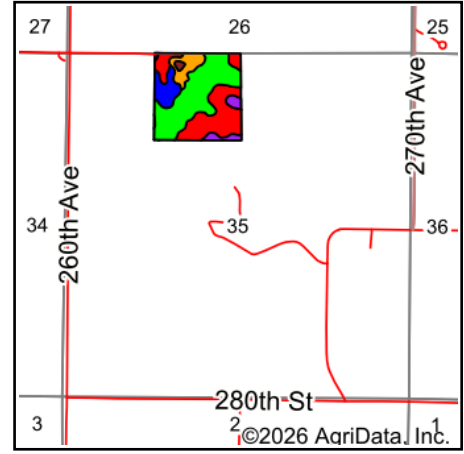
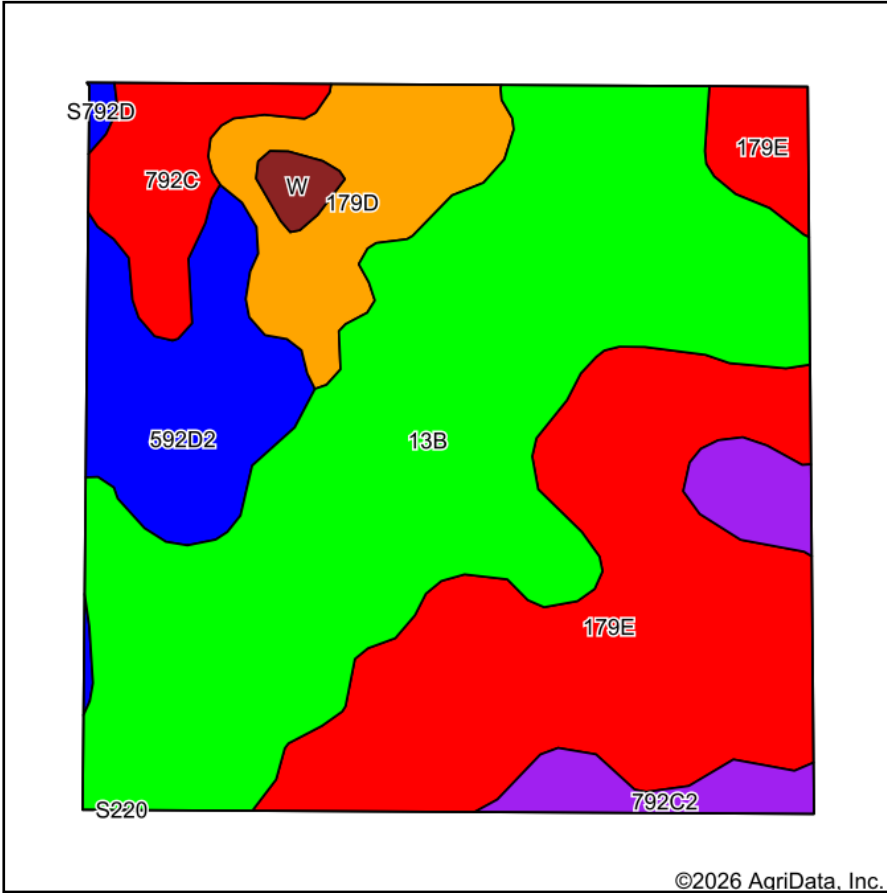


Maps Provided By:  
**surety**<sup>®</sup>  
CUSTOMIZED ONLINE MAPPING  
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1/15/2026

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

# Soils Map



State: **Iowa**  
 County: **Ringgold**  
 Location: **35-68N-29W**  
 Township: **Poe**  
 Acres: **39.99**  
 Date: **1/15/2026**

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**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	17.14	42.6%		llw	78	79	74	54	73	
179E	Gara loam, 14 to 18 percent slopes	11.43	28.6%		Vle	30	66	66	56	52	
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	3.74	9.4%		IVe	10	67	67	61	50	
179D	Gara loam, 9 to 14 percent slopes	3.34	8.4%		IVe	42	71	71	60	59	
792C	Armstrong loam, 5 to 9 percent slopes	2.03	5.1%		llle	35	67	67	62	51	
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	1.86	4.7%		llle	24	60	60	54	41	
W	Water	0.34	0.9%			0					
S792D	Armstrong loam, 9 to 14 percent slopes	0.11	0.3%		IVe	10	68	68	58	50	
<b>Weighted Average</b>						<b>*-</b>	<b>49.4</b>	<b>*n 71.3</b>	<b>*n 69.2</b>	<b>*n 55.7</b>	<b>*n 60.4</b>

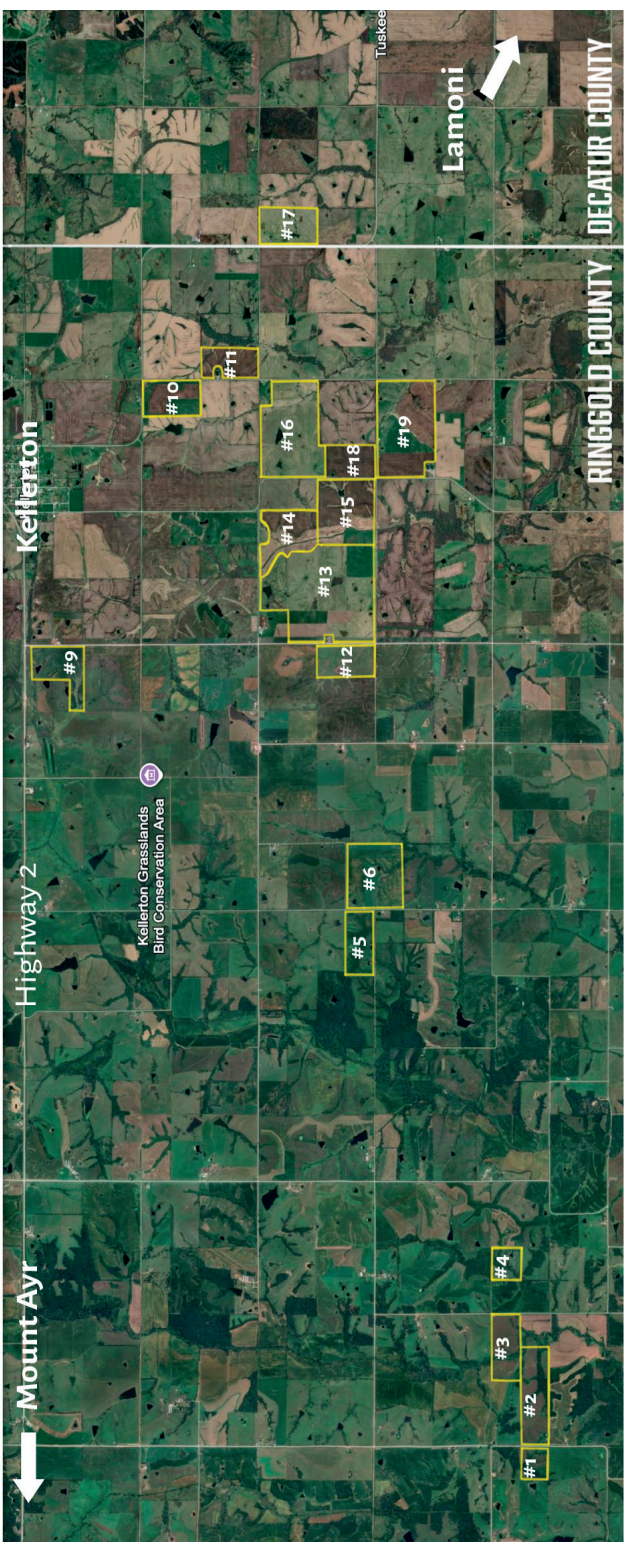
\*\*IA has updated the CSR values for each county to CSR2.

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



Mount Ayr

Highway 2

Kellerton

Kellerton Grasslands  
Bird Conservation Area



Tuskegee

Lamoni

#1

#2

#3

#4

#5

#6

#9

#12

#13

#14

#15

#18

#16

#19

#10

#11

#17

RINGGOLD COUNTY

DECATUR COUNTY