

ABSOLUTE PUBLIC LAND AUCTION

2,607.67 ACRES
19 TRACTS

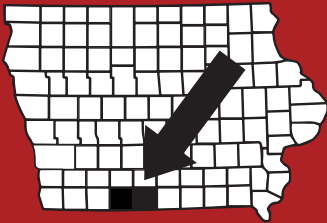


RINGGOLD & DECATUR COUNTY, IA

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 #6

155.99 Net Taxable Acres

FSA INFORMATION

Farm #3218 Tract #8129

Est. Farmland: 156

Est. Cropland: 136.52

Corn Base: TBS PLC Corn: TBS

Bean Base: TBS PLC Bean: TBS

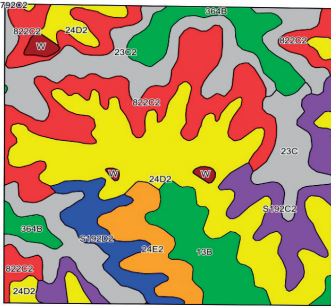
*TBS - To Be Split by FSA Office

CSRII: 48

Brief Legal: 20-68N-28W

Athens Township, Ringgold County, IA

Taxes: \$2,880 or \$18.46/acre



On-Site Storage:

(4) 10K bu bins (3 have aeration floors)

(1) 6,500 bu bin

*only 2 fans working

Row Crop Farm



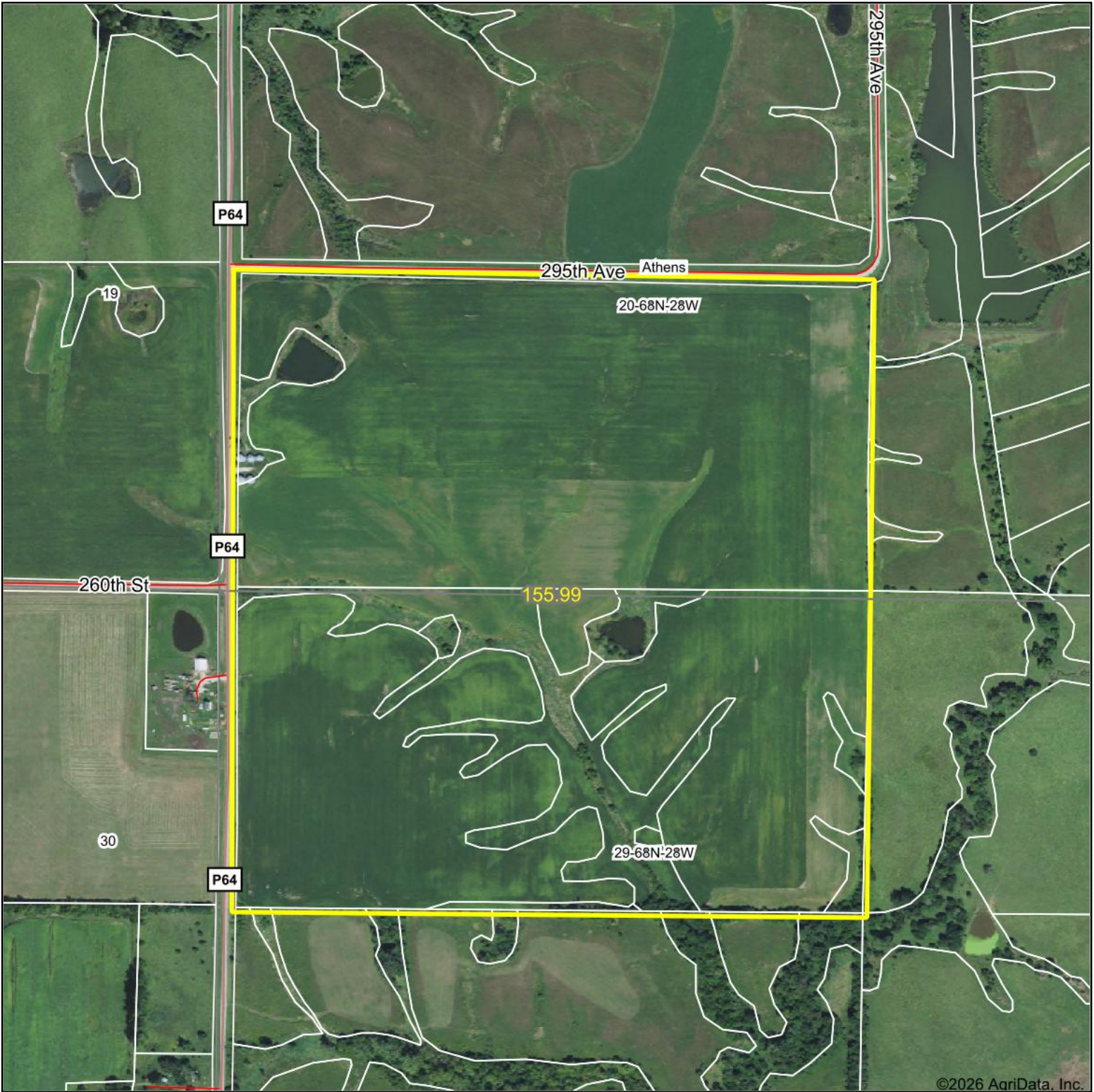
DIRECTIONS TO THE FARM:

From Kellerton, IA - Drive West on Hwy 2 for 3 miles then turn South on County Rd P64 for 3 miles. Farm is located on the East side of the highway. 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' 3.03, -94° 6' 17.5



20-68N-28W
Ringgold County
Iowa

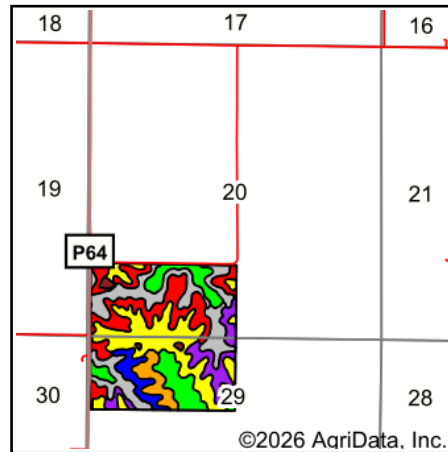
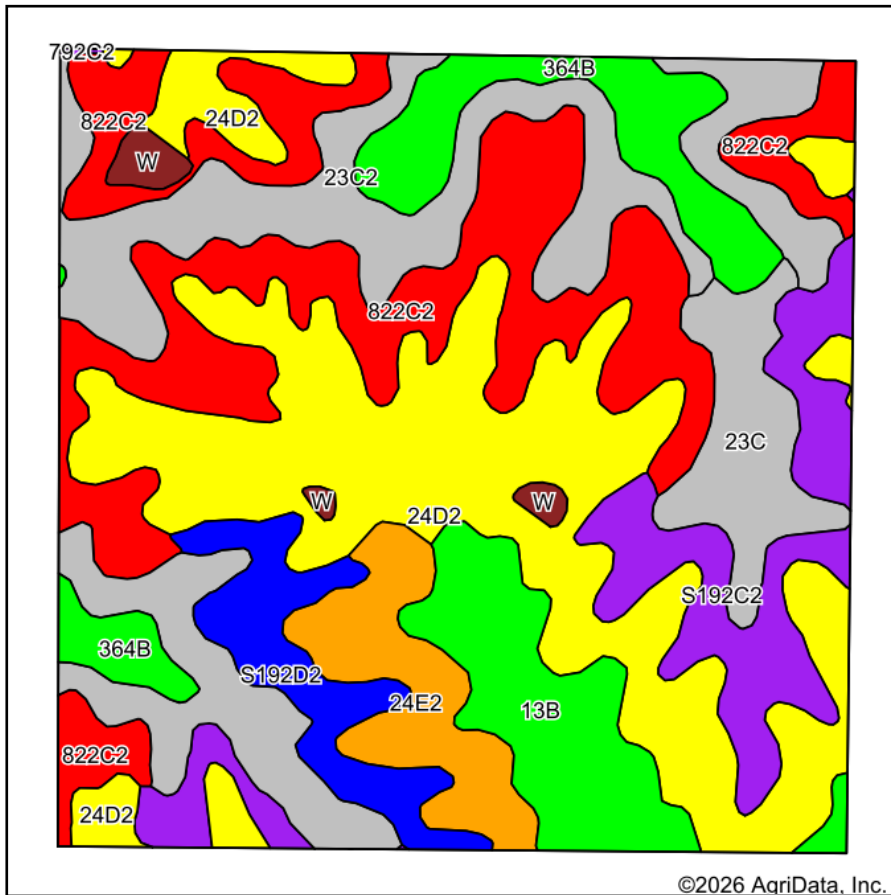


Maps Provided By:
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
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1/14/2026

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

Soils Map



State: **Iowa**
 County: **Ringgold**
 Location: **20-68N-28W**
 Township: **Athens**
 Acres: **155.99**
 Date: **1/14/2026**

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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 |
|--------|--|-------|------------------|-------------|------------------|--------|------------------|---------------|-----------------------|-------------------|
| 24D2 | Shelby clay loam, 9 to 14 percent slopes, moderately eroded | 40.59 | 26.0% | | Ille | 51 | 70 | 70 | 56 | 54 |
| 822C2 | Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded | 30.76 | 19.7% | | Ille | 31 | 61 | 61 | 57 | 50 |
| 23C2 | Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded | 27.08 | 17.4% | | Ille | 62 | 73 | 73 | 66 | 68 |
| S192C2 | Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded | 13.09 | 8.4% | | Ille | 29 | 66 | 66 | 55 | 46 |
| 13B | Olmitz-Zook-Humeston complex, 0 to 5 percent slopes | 10.88 | 7.0% | | Ilw | 78 | 79 | 74 | 54 | 73 |
| 364B | Grundy silty clay loam, 2 to 5 percent slopes | 9.79 | 6.3% | | Ile | 72 | 79 | 79 | 67 | 68 |
| 24E2 | Shelby clay loam, 14 to 18 percent slopes, moderately eroded | 7.99 | 5.1% | | Ive | 40 | 66 | 66 | 52 | 49 |
| 23C | Arispe silty clay loam, 5 to 9 percent slopes | 7.14 | 4.6% | | Ille | 66 | 78 | 78 | 73 | 71 |
| S192D2 | Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded | 7.13 | 4.6% | | Ive | 9 | 65 | 65 | 53 | 44 |
| W | Water | 1.47 | 0.9% | | | 0 | | | | |

Soils data provided by USDA and NRCS.



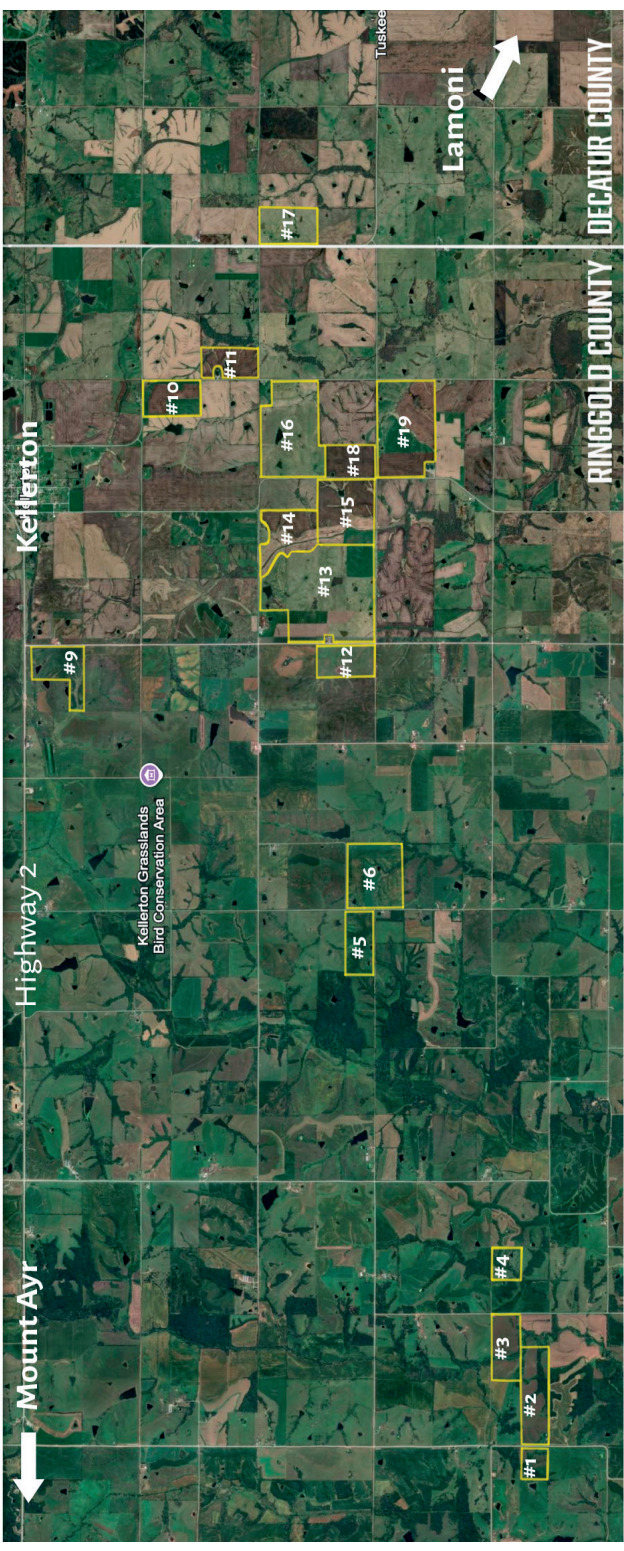
| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans | |
|-------------------------|---|-------|------------------|-------------|------------------|--------|------------------|----------------|-----------------------|-------------------|----------------|
| 792C2 | Armstrong clay loam, 5 to 9 percent slopes, moderately eroded | 0.07 | 0.0% | | Ille | 24 | 60 | 60 | 54 | 41 | |
| Weighted Average | | | | | | *- | 48 | *n 68.9 | *n 68.5 | *n 58.3 | *n 56.7 |

**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

#10

#11

#12

#13

#14

#15

#16

#18

#19

#17

RINGGOLD COUNTY

DECATUR COUNTY