

ABSOLUTE PUBLIC LAND AUCTION

2,607.67 ACRES
19 TRACTS

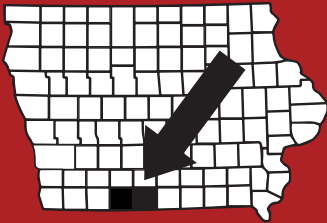


RINGGOLD & DECATUR COUNTY, IA

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 #9

89.71 Net Taxable Acres

FSA INFORMATION

Farm #3218 Tract #8128

Farmland: 87.82

Cropland: 74

Corn Base: 2.80 PLC Corn: 138

Grain Sorghum Base: 0.50 PLC Grain: 66

Bean Base: 12.40 PLC Bean: 39

CSRII: 48.8

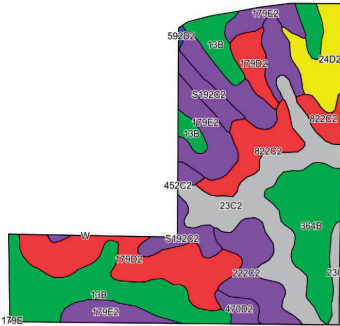
Brief Legal: 9-68N-28W

Athens Township, Ringgold County, IA

Taxes: \$1,498 or \$16.70/acre



Row Crop Farm



DIRECTIONS TO THE FARM:

1 mile West of Kellerton, IA on Hwy 2. Farm is located just off of Hwy 2 and 310th Ave. Signs will be posted!



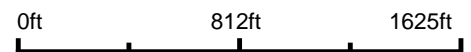
For videos or to register to bid online, visit www.RiceAuctionCompany.com

Aerial Map



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Boundary Center: 40° 42' 24.57, -94° 4' 36.77



9-68N-28W
Ringgold County
Iowa

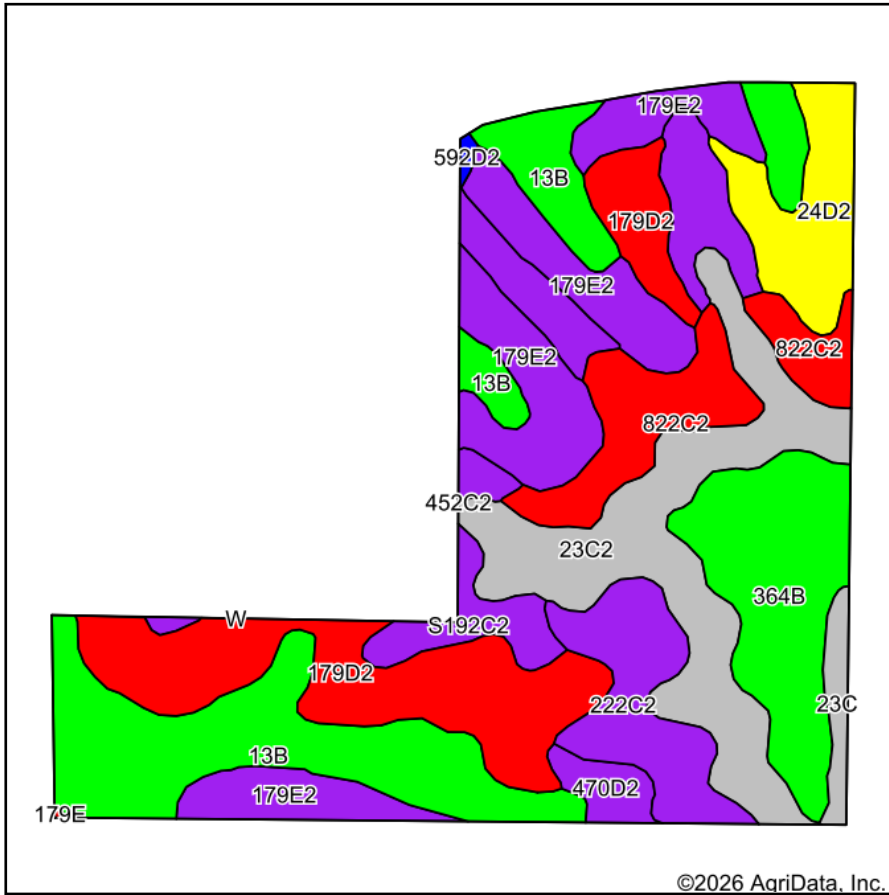


Maps Provided By:
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1/13/2026

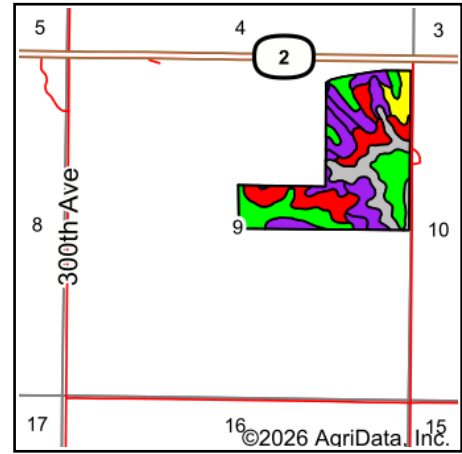
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Ringgold**
 Location: **9-68N-28W**
 Township: **Athens**
 Acres: **89.71**
 Date: **1/13/2026**

Maps Provided By:

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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	16.06	17.9%		IIw	78	79	74	54	73
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	12.85	14.3%		IVe	38	66	66	54	48
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	12.62	14.1%		IIIe	62	73	73	66	68
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	12.45	13.9%		VIe	24	62	62	49	44
364B	Grundy silty clay loam, 2 to 5 percent slopes	8.87	9.9%		IIe	72	79	79	67	68
S192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	7.65	8.5%		IIIe	29	66	66	55	46
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	6.40	7.1%		IIIe	31	61	61	57	50
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	5.47	6.1%		IVw	28	54	54	46	42
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	4.76	5.3%		IIIe	51	70	70	56	54
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	1.28	1.4%		IVe	20	65	65	57	46

Soils data provided by USDA and NRCS.

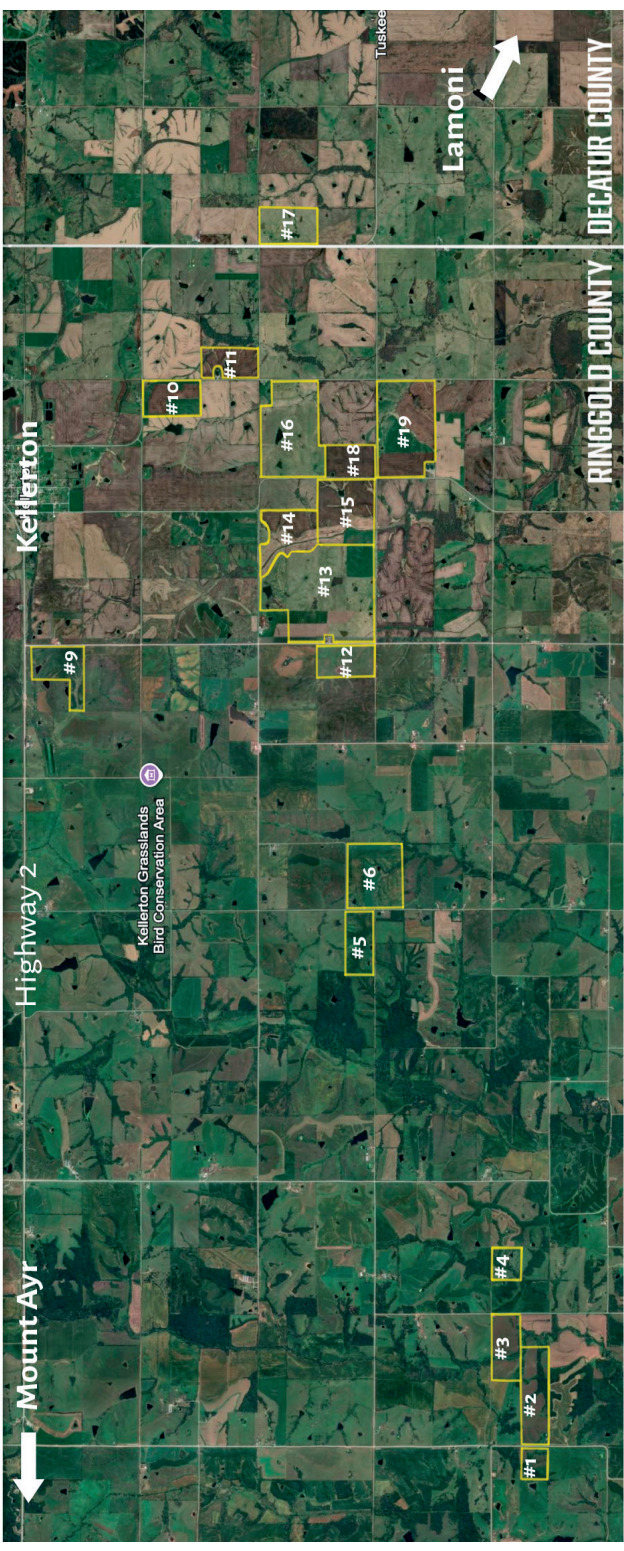


Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
23C	Arispe silty clay loam, 5 to 9 percent slopes	1.16	1.3%		IIIe	66	78	78	73	71	
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	0.14	0.2%		IVe	10	67	67	61	50	
Weighted Average						3.36	48.8	*n 69.3	*n 68.4	*n 56.5	*n 56.9

**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



Mount Ayr

Highway 2

Kellerton

Kellerton Grasslands
Bird Conservation Area



Tuskee

Lamoni

RINGGOLD COUNTY

DECATUR COUNTY

#1

#2

#3

#4

#5

#6

#9

#12

#13

#14

#15

#18

#19

#16

#10

#11

#17