

ABSOLUTE PUBLIC LAND AUCTION

2,607.67 ACRES
19 TRACTS

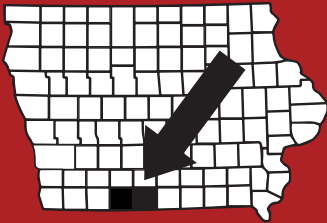


RINGGOLD & DECATUR COUNTY, IA

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

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712-527-3114

ALLAN HUGHES

402-672-3621

INFO@JIMHUGHESREALESTATE.COM

www.RiceAuctionCompany.com

SELLER: HANK SMITH INC.

TRACT #5

77 Net Taxable Acres

FSA INFORMATION

Farm #3218 Tract #8129

Est. Farmland: 77

Est. Cropland: 73.32

Corn Base: TBS PLC Corn: TBS

Bean Base: TBS PLC Bean: TBS

*TBS - To Be Split by FSA Office

CSRII: 43.3

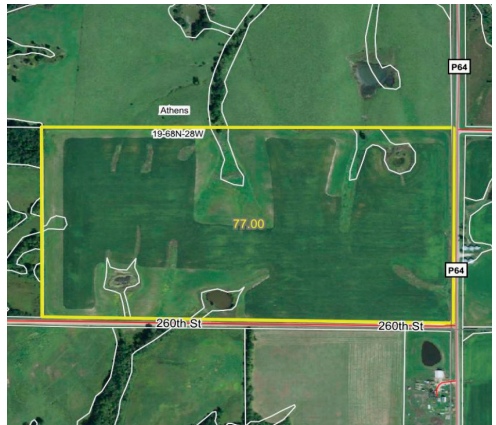
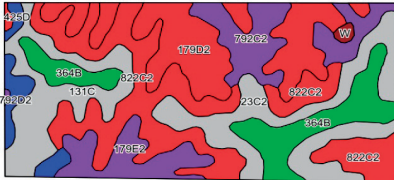
Brief Legal: 19-68N-28W

Athens Township, Ringgold County, IA

Taxes: \$1,212 or \$15.74/acre



Row Crop Farm



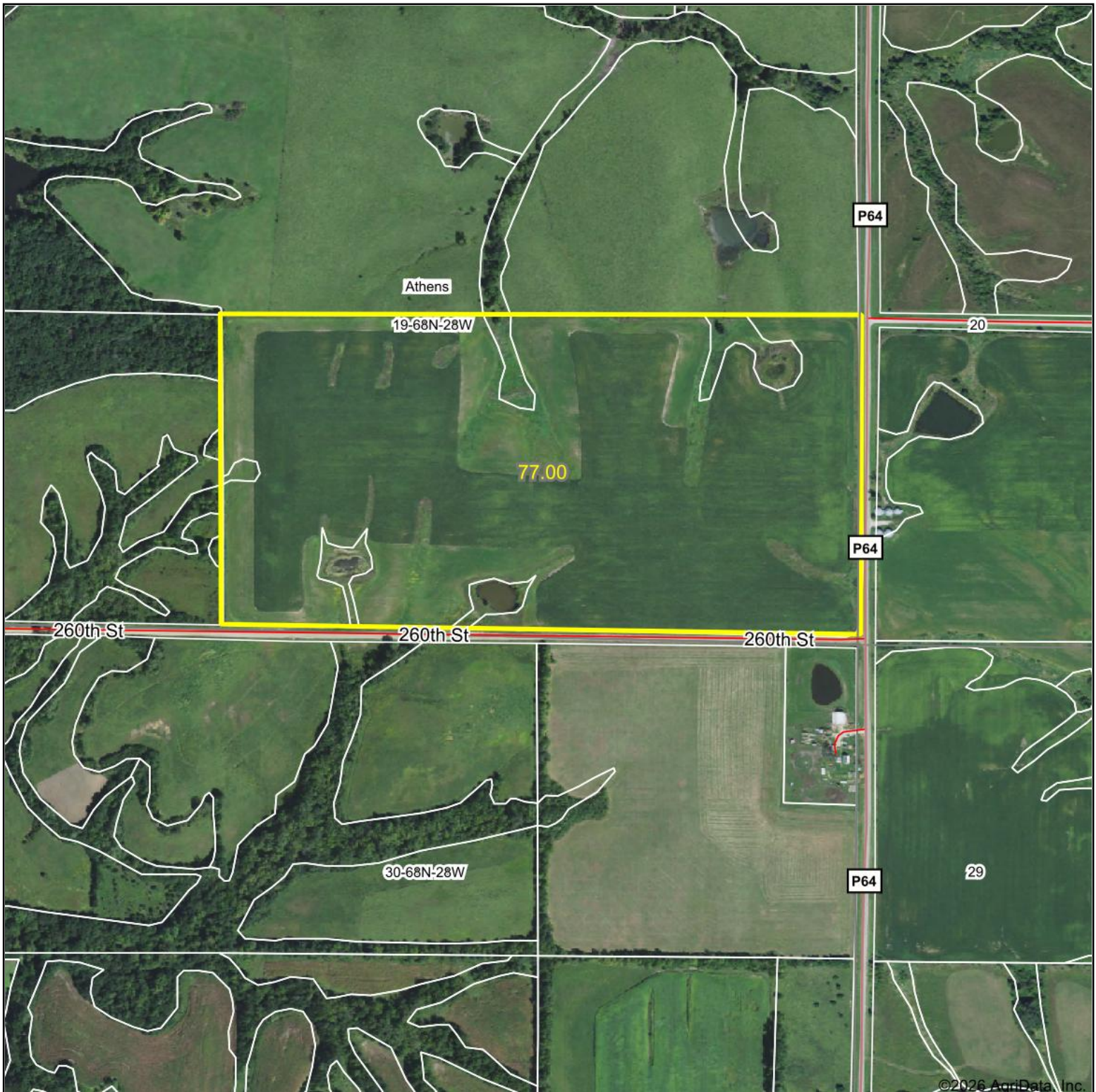
DIRECTIONS TO THE FARM:

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 West side of the highway. Signs will be posted!



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

Aerial Map



Boundary Center: 40° 40' 9.88, -94° 6' 51.91



19-68N-28W
Ringgold County
Iowa

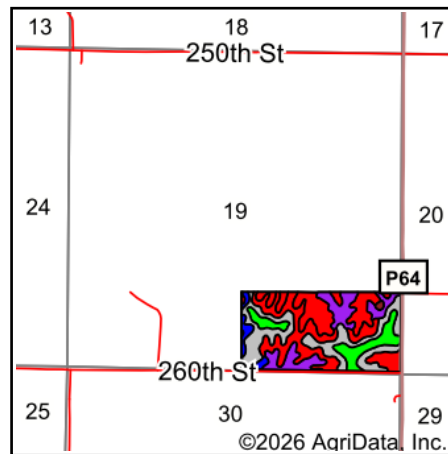
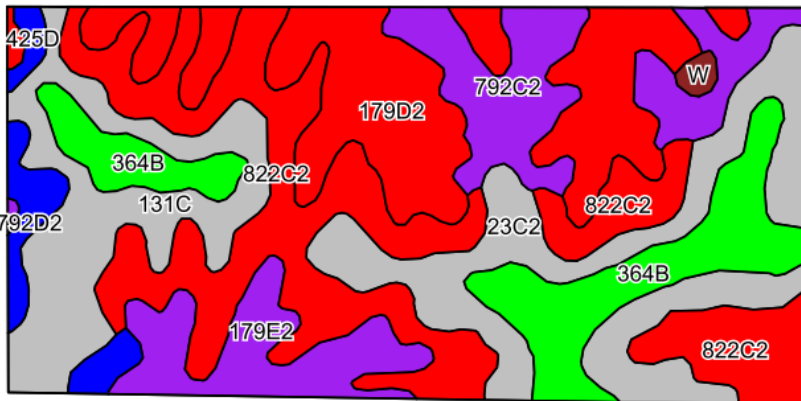


Maps Provided By:
 **surety**[®]
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1/14/2026

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

Soils Map



State: **Iowa**
 County: **Ringgold**
 Location: **19-68N-28W**
 Township: **Athens**
 Acres: **77**
 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	
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	19.07	24.9%		IIIe	31	61	61	57	50	
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	13.72	17.8%		IVe	38	66	66	54	48	
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	11.49	14.9%		IIIe	62	73	73	66	68	
131C	Pershing silt loam, 5 to 9 percent slopes	8.72	11.3%		IIIe	65	72	72	69	58	
364B	Grundy silty clay loam, 2 to 5 percent slopes	8.62	11.2%		IIe	72	79	79	67	68	
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	7.19	9.3%		IIIe	24	60	60	54	41	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	5.19	6.7%		VIe	24	62	62	49	44	
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	2.01	2.6%		IVe	7	58	58	50	41	
425D	Keswick silt loam, 9 to 14 percent slopes	0.46	0.6%		IVe	5	62	62	57	45	
W	Water	0.33	0.4%			0					
65E	Lindley loam, 14 to 18 percent slopes	0.20	0.3%		VIe	33	71	71	61	60	
Weighted Average						*-	43.3	*n 66.6	*n 66.6	*n 59.1	*n 53.6

Soils data provided by USDA and NRCS.

Maps Provided By:



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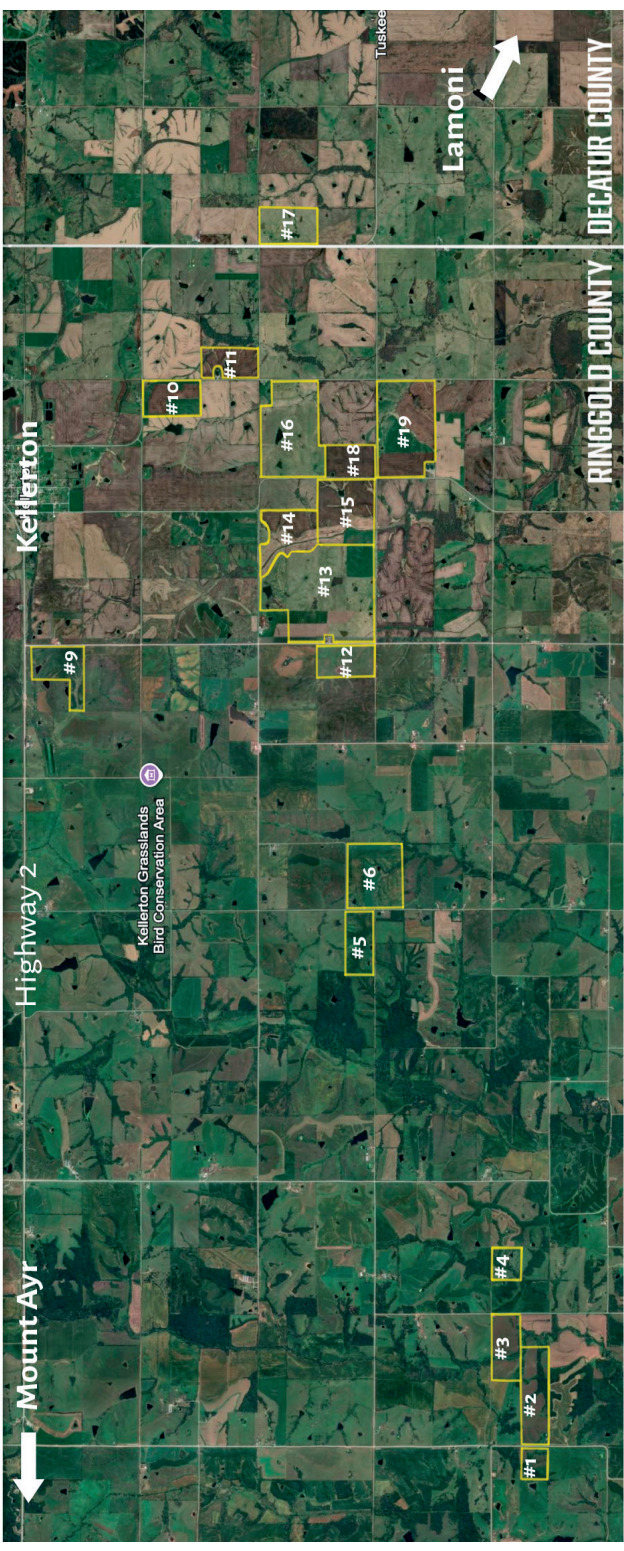
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**IA has updated the CSR values for each county to CSR2.

*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

#1

#2

#3

#4

#5

#6

#9

#12

#13

#14

#15

#16

#18

#19

#10

#11

#17

Tuskee

RINGGOLD COUNTY

DECATUR COUNTY