

ABSOLUTE PUBLIC LAND AUCTION

2,607.67 ACRES
19 TRACTS

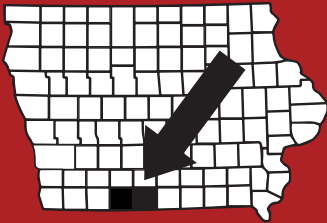


RINGGOLD & DECATUR COUNTY, IA

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

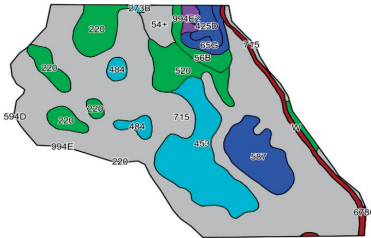
INFO@JIMHUGHESREALESTATE.COM

www.RiceAuctionCompany.com

SELLER: HANK SMITH INC.

TRACT #8

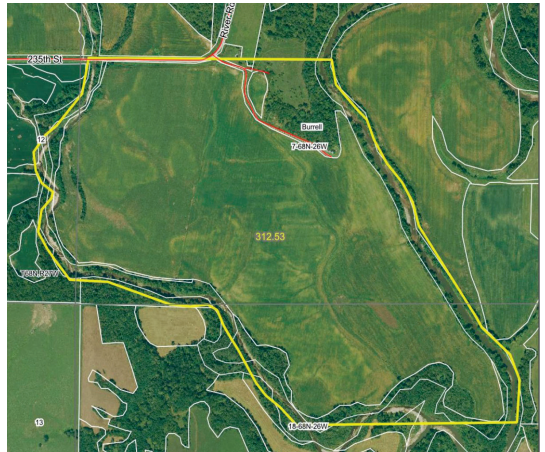
312.53 Net Taxable Acres



On-Site Storage:
(2) 7K bu bins
(1) 6K bu bin w/ aeration floor
*no working fans

FSA INFORMATION
Farm #4750 Tract #8230
Farmland: 268.83
Cropland: 236.61
Corn Base: 94.51 PLC Corn: 138
Bean Base: 108.26 PLC Bean: 41
Total Base Acres: 202.77
CSRII: 63.8
Brief Legal: 7-68N-26W
Burrell Township, Decatur County, IA
Taxes: \$8,566 or \$27.41/acre

Row Crop Farm w/ Recreation



DIRECTIONS TO THE FARM:

From Interstate 35 and Hwy 2 (Decatur) - Drive 5 miles West, then turn South on 150th Ave for 1 mile, then turn East on 225th St for 1.3 miles, then turn South on River Rd for 0.8 miles, then turn Southeast on the farm road. Signs will be posted!



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



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 236.61 acres

2025 Program Year

Map Created April 30, 2025

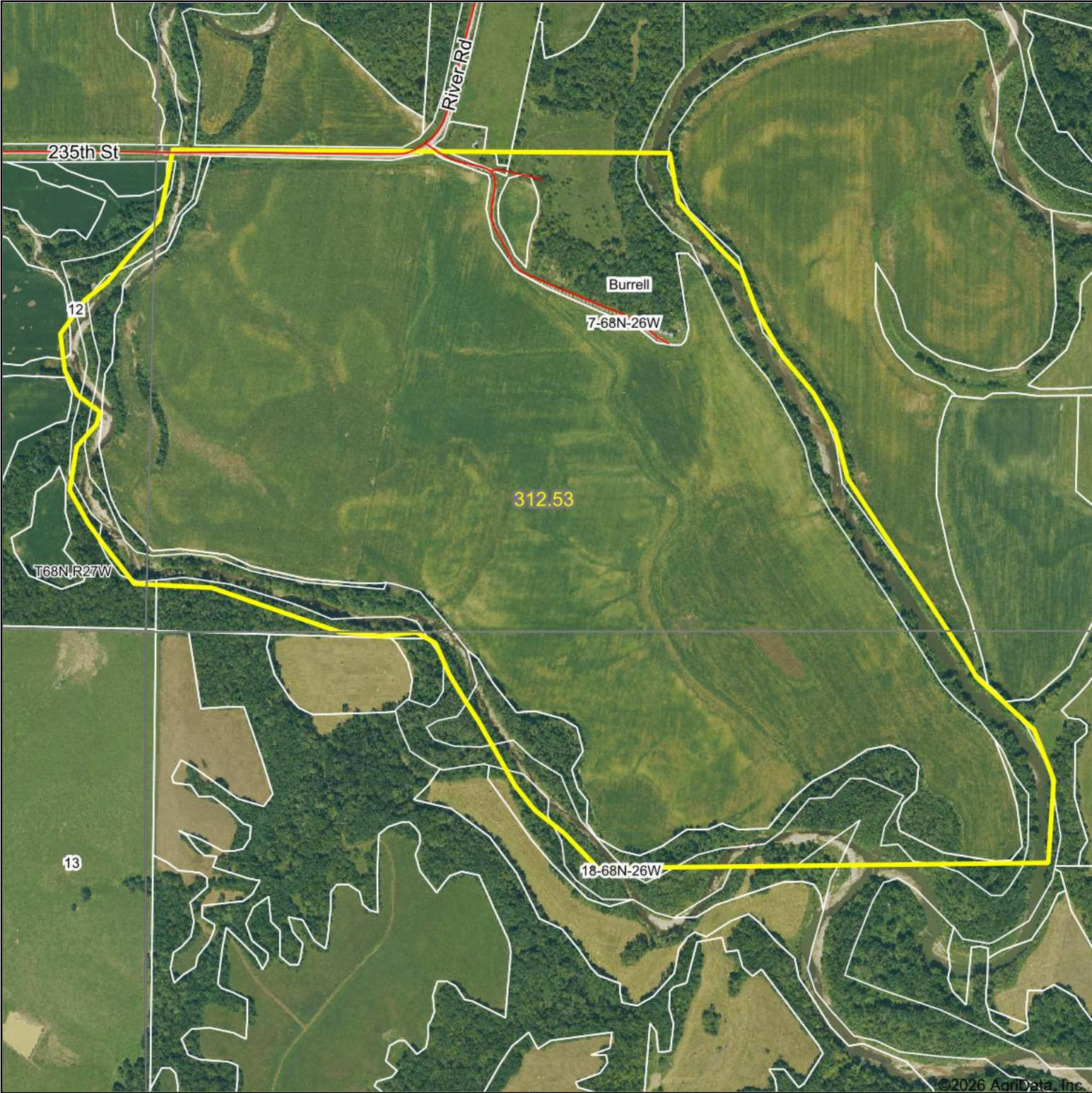
Farm **4750**

Tract **8230**

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USDA is an equal opportunity provider, employer, and lender.

Aerial Map



Boundary Center: 40° 41' 51.59, -93° 53' 35.16



7-68N-26W
Decatur County
Iowa

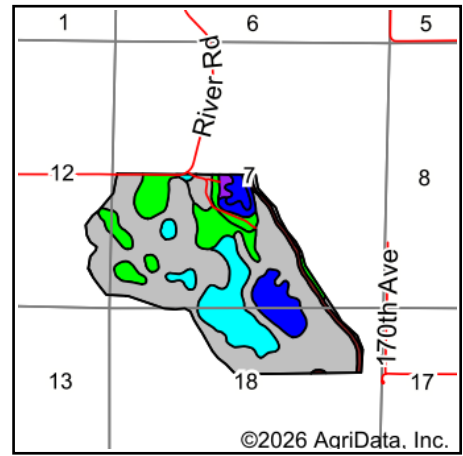
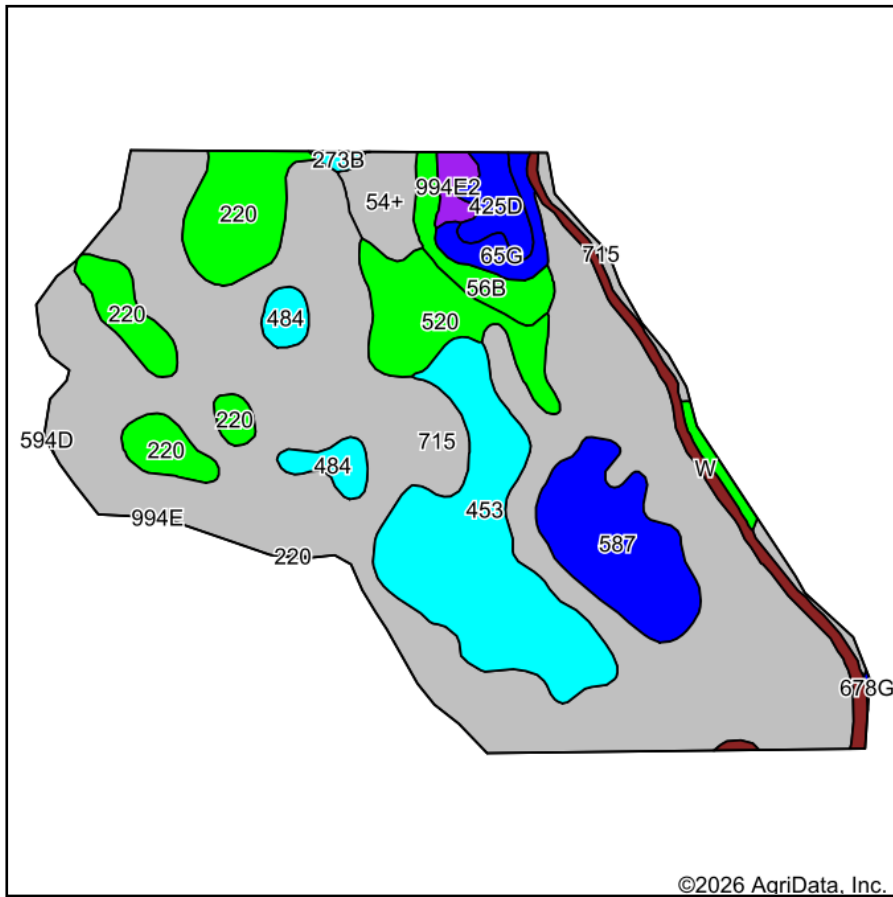


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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1/15/2026

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

Soils Map



State: **Iowa**
 County: **Decatur**
 Location: **7-68N-26W**
 Township: **Burrell**
 Acres: **312.53**
 Date: **1/15/2026**

Maps Provided By:

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Soils data provided by USDA and NRCS.

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Area Symbol: IA053, 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
715	Nodaway-Lawson-Klum complex, 0 to 3 percent slopes, occasionally flooded	184.01	59.0%		Ilw	68								87	
453	Tuskeego silt loam, 0 to 2 percent slopes, rarely flooded	34.94	11.2%		Illw	81								91	
220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	23.88	7.6%		Ilw	77								87	
587	Chequest silty clay loam, 0 to 2 percent slopes	18.65	6.0%		Ilw	7								15	

Soils data provided by USDA and NRCS.



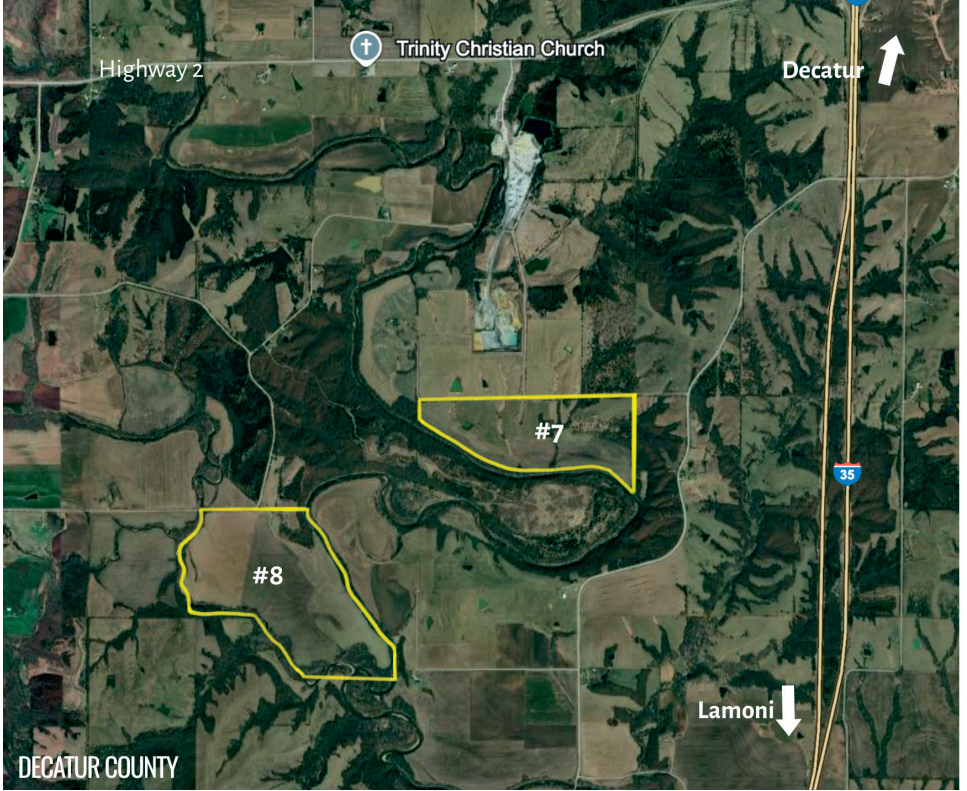
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520	Coppock silt loam, 0 to 2 percent slopes, occasionally flooded	13.63	4.4%		IIw	79								90		
W	Water	7.29	2.3%			0										
54+	Zook silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded, overwash	6.34	2.0%		IIw	68								73		
56B	Cantril loam, 2 to 5 percent slopes	6.11	2.0%		Ile	79								86		
484	Lawson silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	5.23	1.7%		IIw	86								93		
425D	Keswick loam, 9 to 14 percent slopes	4.82	1.5%		Ive	8								62		
65G	Lindley loam, 18 to 40 percent slopes	4.53	1.4%		VIIe	6								21		
994E2	Douds-Galland complex, 9 to 18 percent slopes, moderately eroded	2.28	0.7%		Vle	24								69		
273B	Olmitz loam, heavy till, 2 to 5 percent slopes	0.72	0.2%		Ile	81	9	5	152	3	62	5	41	91		
678G	Gasconade-Rock outcrop complex, 18 to 50 percent slopes	0.10	0.0%		VIIIs	7								12		
Weighted Average						*-	63.8	*-	*-	0.4	*-	0.1	*-	0.1	*n 79.6	*n

**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.



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