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LAND AUCTION

L-2600063

SIMULCAST LIVE AND ONLINE

417.49± Acres, Cloud County, Kansas

Tuesday, January 20, 2026 | 10:00 AM

Clyde Community Hall | 401 Washington Street, Clyde, Kansas

Highlights:

- **349.77 tillable acres offered in three tracts**
- **Primarily Crete silt loam soils**
- **Seller's 40% share of 2026 wheat to buyer**



For additional information, please contact:

Matt Dowell, AFM, Agent | (785) 564-1256

MDowell@FarmersNational.com

Bidding starts | Tuesday, January 13, 2026, at 8:00 AM
Bidding closes | Tuesday, January 20, 2026, at close of live event.

To register and bid go to: www.fncbid.com

Property Information

Directions to Property:

- **Tract 1:** three miles south of Ames, Kansas, on 260th Road, then two miles west on Oat Road
- **Tract 2:** three miles south of Ames, Kansas, on 260th Road, then two miles west on Oat Road
- **Tract 3:** four miles south of Ames, Kansas, on 260th Road, then one-half mile west on Noble Road

Legal Description:

- **Tract 1:** Fractional Southwest Quarter (SW/4) of Section Eighteen (18), Township Six (6) South, Range One (1)
- **Tract 2:** Fractional Northwest Quarter (NW/4) of Section Nineteen (19) and the West Twenty (20) Acres of the Northeast Quarter (NE/4) of Section Nineteen (19), all in Township Six (6) South, Range One (1)
- **Tract 3:** Northwest Quarter (NW/4) of Section Twenty-Nine (29), Township Six (6) South, Range One (1)

Property Description:

Mark your calanders, you don't want to miss this offering of high-quality Cloud County land! The farms will be sold in three individual tracts consisting of 349.77 acres of flat to gently sloping cropland. Across all acres, the land is 84% tillable and primarily productive Crete silt loam soils. Wheat is planted on all three tracts, totaling 223.64 acres. The seller's 40% share on each tract will transfer to the buyer at closing along with any wheat expenses incurred before day of auction. With mature trees and Elm Creek meandering through Tracts 1 and 2, the property also offers a great spot for a deer blind next fall. **Don't miss this opportunity!**

Farm Data:

• Tract 1:	
Cropland	109.60 acres
Non-crop	12.66 acres
Grass	<u>2.43 acres</u>
Total	124.69 acres
• Tract 2:	
Cropland	117.30 acres
Non-crop	14.83 acres
Grass	<u>4.41 acres</u>
Total	136.54 acres
• Tract 3:	
Cropland	122.87 acres
Non-crop	8.69 acres
Grass	<u>24.70 acres</u>
Total	156.26 acres

FSA Information:

• Tract 1:	Base	Yield
	Wheat	53.92 acres 57 bushels
	Grain Sorghum	32.89 acres 114 bushels
	Soybeans	12.61 acres 44 bushels
• Tract 2:	Base	Yield
	Wheat	63.09 acres 57 bushels
	Grain Sorghum	34.48 acres 114 bushels
	Soybeans	14.75 acres 44 bushels
• Tract 3:	Base	Yield
	Wheat	64.52 acres 57 bushels
	Grain Sorghum	39.35 acres 114 bushels
	Soybeans	15.08 acres 44 bushels

2025 Taxes:

- **Tract 1:** \$1,732.76
- **Tract 2:** \$1,735.98
- **Tract 3:** \$1,922.92

Tract 1 Aerial Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	36.56	29.36	0	63	2e
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	23.56	18.92	0	65	2s
3261	Muir silt loam, very rarely flooded	16.85	13.53	0	83	1
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	16.01	12.86	0	54	3e
3826	Crete silt loam, 3 to 7 percent slopes	13.37	10.74	0	62	3e
3874	Hastings-Hobbs complex, 0 to 25 percent slopes	12.85	10.32	0	66	6e
3545	Hobbs silt loam, channeled, frequently flooded	3.88	3.12	0	42	5w
3561	Hobbs silt loam, occasionally flooded	1.42	1.14	0	82	2w
TOTALS		124.5(*)	100%	-	64.68	2.61



Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	49.21	35.77	0	54	3e
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	44.23	32.15	0	63	2e
3545	Hobbs silt loam, channeled, frequently flooded	19.36	14.07	0	42	5w
3826	Crete silt loam, 3 to 7 percent slopes	14.66	10.66	0	62	3e
3261	Muir silt loam, very rarely flooded	10.09	7.33	0	83	1
TOTALS		137.55(*)	100%	-	58.18	2.81



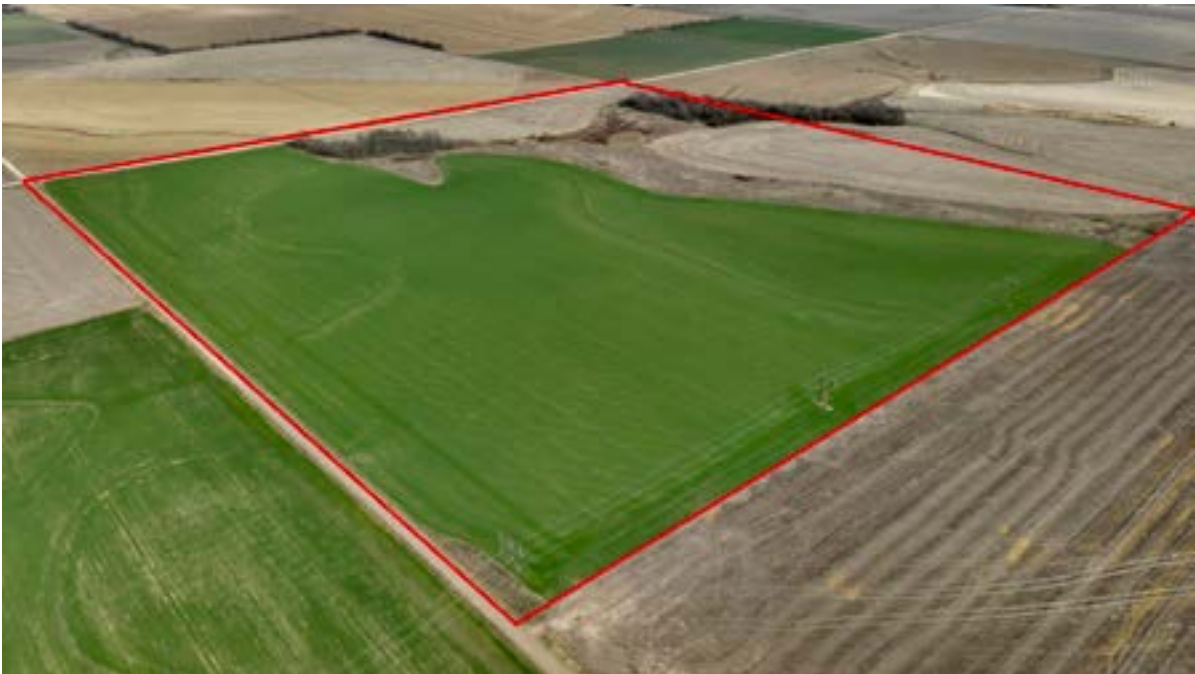
Tract 3 Aerial Map



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	63.24	40.52	0	54	3e
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	55.16	35.35	0	63	2e
3561	Hobbs silt loam, occasionally flooded	21.54	13.8	0	82	2w
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	12.27	7.86	0	58	3e
3874	Hastings-Hobbs complex, 0 to 25 percent slopes	3.28	2.1	0	66	6e
3261	Muir silt loam, very rarely flooded	0.57	0.37	0	83	1
TOTALS		156.06(*)	100%	-	61.72	2.56



Tract1



Tract 2



Tract 3



Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2025, payable in 2025/2026, will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on February 20, 2026, or such other date agreed to by the parties. Subject to the current lease.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Cloud Republic County Title, LLC.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Cloud Republic County Title, LLC the required earnest payment. The cost of any escrow closing services will be equally paid by both the Buyer(s) and the Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on February 20, 2026, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Cloud Republic County Title, LLC.

Sale Method: The real estate will be offered in three individual tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: Joseph B. Detrixhe and Sandra J. Detrixhe Trust dated February 25, 2014

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, January 13, 2026, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, January 20, 2026, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fncbid.com

All bids on the tract(s) will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.



LAND AUCTION

SIMULCAST LIVE AND ONLINE

417.49± Acres, Cloud County, Kansas

Tuesday, January 20, 2026 | 10:00 AM

Clyde Community Hall | 401 Washington Street, Clyde, Kansas

Offered in Three Tracts!

Tract 1: 124.69± acres | Tract 2: 136.54± acres | Tract 3: 156.26± acres

Tract 1: \$ _____

Tract 2: \$ _____

Tract 3: \$ _____



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