







LAND AUCTION

SIMULCAST LIVE AND ONLINE

593.81± Acres, Republic & Cloud Counties, Kansas

Friday, November 6, 2026 | 10:00 AM
The Branch | 104 Chestnut St Clyde, KS 66938

Highlights:

- Offered in 6 tracts!
- 199.73 tillable acres, 321.51 acres pasture
- City water, gas service to farmstead



For additional information, please contact:
Matt Dowell, AFM/Agent | (785) 564-1256
MDowell@FarmersNational.com

EQUAL HOUSING OPPORTUNITY

Bidding starts | Monday, November 2, 2026, at 8:00 AM
Bidding closes | Friday, November 6, 2026, at close of live event.

To register and bid go to: FNCBid.com

Property Information

Directions to Property:

Tract 1: 4.5 miles north of Clyde, Kansas on 290 Road
Tract 2: 5 miles north of Clyde, Kansas on 290 Road
Tract 3: 5 miles north of Clyde, Kansas on 290 Road, then 1 mile east on Young Road and .5 mile north on 310 Road
Tract 4: 3.25 miles north of Clyde, Kansas on 290 Road
Tract 5: Adjacent to northeast corner of Clyde, Kansas
Tract 6: Adjacent to northeast corner of Clyde, Kansas

Legal Description:

Tract 1: NW1/4 36-4-1
Tract 2: SW1/4 25-4-1
Tract 3: S1/2 NE1/4 25-4-1
Tract 4: N1/2 S1/2 SW1/4 1-5-1
Tract 5: SW1/4 24-5-1 less tract
Tract 6: 7.43 acre tract in SW1/4 SW1/4 24-5-1

ALL W of the 6th P.M.

Property Description:

Mark your calenders! You don't want to miss this offering of high-quality Republic and Cloud County land! Whether you're a farmer looking to expand your operation, a rancher looking for grass, or a family looking for a place in the country with room to grow, this is auction has something for you. Tracts 2, 3 & 5 have a combined 199.73 tillable acres consisting primarily of highly productive Class II and III Crete and Hastings silty clay loam soils. The land is gently rolling and well-maintained. Tracts 1 & 4 are all pasture and Tract 2 & 5 add another 122.55 fenced acres. These pastures have high-quality grass, reliable ponds, and well water on Tract 4. Exceptional care and long-term stewardship are evident. The fences are in great shape, the ponds have been dug out, and trees have been cut. Tract 6 is 7.43 surveyed acres and featuring a 2 bed, 1 bath home built in 1925. The house has 1,036 sq ft of living area on the main level and an unfinished basement. The property sits just outside the city limits, but receives water service from the city of Clyde and gas from Kansas Gas Service. The septic system was replaced in 2025. The farmstead also has a solid barn and livestock pens ready for a small herd or 4-H projects.

Taxes:

Tract 1: $772.96
Tract 2: $2,036.34
Tract 3: $831.32
Tract 4: $213.10
Tract 5 & 6: $3,244.68

Farm Data:

Tract 1:

Pasture	158.72 acres
Non-crop	.58 acres
Total	159.30 acres

Tract 2:

Cropland	98.94 acres
Pasture	55.15 acres
Non-crop	.19 acres
Grass	3.79 acres
Total	158.07 acres

Tract 3:

Cropland	28.35 acres
Hayland	47.33 acres
Non-crop	.19 acres
Grass	3.73 acres
Total	79.60 acres

Tract 4:

Pasture	40.24 acres
Total	40.17 acres

Tract 5:

Cropland	72.45 acres
Pasture	67.40 acres
Grass	10.32 acres
Total	149.24 acres

Tract 6:

Cropland	3.23 acres
Buildings	4.20 acres
Total	7.43 acres

FSA Information:

Tract 1:

	Base	Yield
Wheat	2.01 acres	53 bushels
Corn	7.44 acres	110 bushels
Soybeans	6.41 acres	29 bushels

Tract 2:

	Base	Yield
Wheat	57.76 acres	53 bushels
Corn	4.30 acres	110 bushels
Grain Sorghum	22.10 acres	66 bushels
Soybeans	6.71 acres	29 bushels

Tract 3:

	Base	Yield
Wheat	3.42 acres	53 bushels
Corn	12.65 acres	110 bushels
Soybeans	10.91 acres	29 bushels

Tract 5 & 6:

	Base	Yield
Wheat	41.83 acres	53 bushels
Corn	3.78 acres	110 bushels
Grain Sorhum	15.90 acres	66 bushels
Soybeans	5.45 acres	29 bushels

Tract 1 Aerial Map



Tract 1 Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
	3828	Crete silty clay loam, 1 to 3 percent slopes	29.6%	46.8	2e	2e
	3830	Crete silty clay loam, 3 to 7 percent slopes	23.3%	36.9	3e	3e
	3851	Geary-Hobbs silt loams, 0 to 30 percent slopes	18.7%	29.6	6e	--
	3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	16.6%	26.3	3e	3e
	3874	Hastings-Hobbs complex, 0 to 25 percent slopes	11.8%	18.6	6e	w





Tract 2 Aerial Map



Tract 2 Soil Map



	3828	Crete silty clay loam, 1 to 3 percent slopes	27.3%	43	2e	2e
	3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	24.8%	39	3e	3e
	3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	20.8%	32.8	2e	2e
	3851	Geary-Hobbs silt loams, 0 to 30 percent slopes	15.8%	24.8	6e	--
	3874	Hastings-Hobbs complex, 0 to 25 percent slopes	11.4%	17.9	6e	w

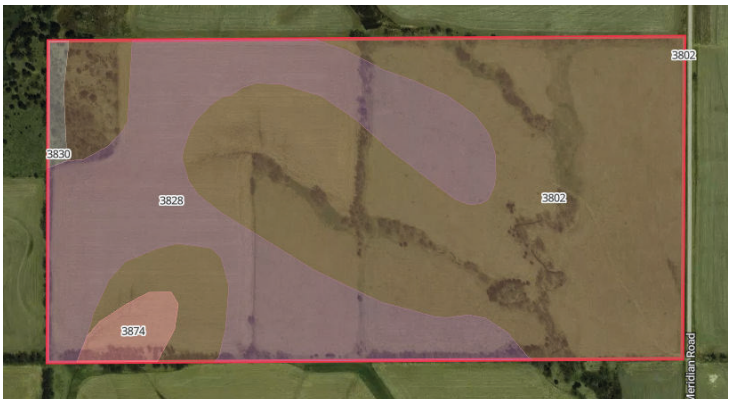




Tract 3 Aerial Map



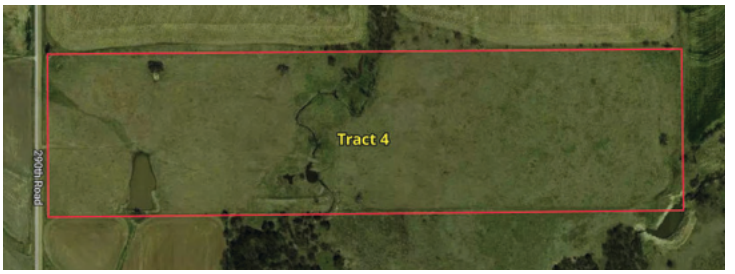
Tract 3 Soil Map



	3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	62.1%	49.8	3e	3e
	3828	Crete silty clay loam, 1 to 3 percent slopes	34.3%	27.5	2e	2e
	3874	Hastings-Hobbs complex, 0 to 25 percent slopes	2.4%	1.9	6e	w
	3830	Crete silty clay loam, 3 to 7 percent slopes	1.1%	0.8	3e	3e
	3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	0.1%	0.1	3e	3e



Tract 4 Aerial Map



Tract 4 Soil Map



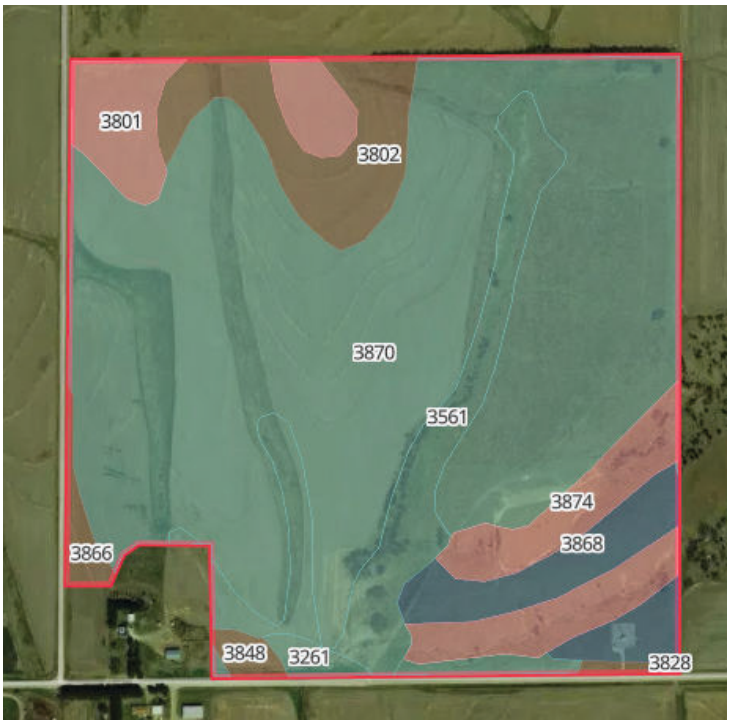
	3868	Hastings silt loam, 3 to 7 percent slopes	40.0%	16.1	3e	3e
	3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	25.3%	10.2	3e	3e
	3851	Geary-Hobbs silt loams, 0 to 30 percent slopes	19.5%	7.8	6e	--
	3866	Hastings silt loam, 1 to 3 percent slopes	8.7%	3.5	2e	2e
	3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	6.4%	2.6	2e	2e



Tract 5 Aerial Map



Tract 5 Soil Map



●	3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	64.2%	95.8	3e	3e
●	3561	Hobbs silt loam, occasionally flooded	9.3%	13.8	2w	2w
●	3874	Hastings-Hobbs complex, 0 to 25 percent slopes	7.1%	10.6	6e	w
●	3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	6.5%	9.7	3e	3e
●	3868	Hastings silt loam, 3 to 7 percent slopes	5.5%	8.2	3e	3e

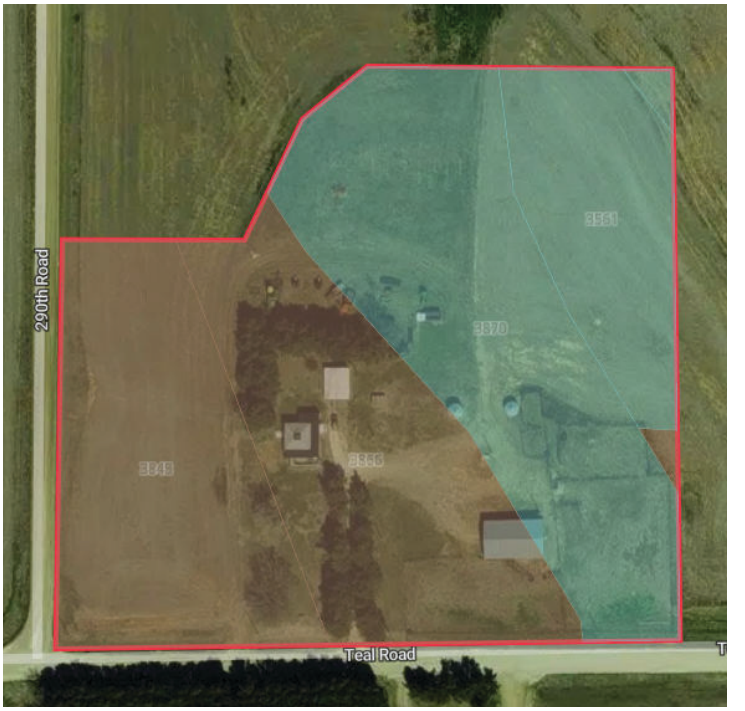




Tract 6 Aerial Map



Tract 6 Soil Map



●	3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	33.9%	2.5	3e	3e
●	3866	Hastings silt loam, 1 to 3 percent slopes	26.9%	2	2e	2e
●	3848	Geary silty clay loam, 3 to 7 percent slopes, severely eroded	25.4%	1.9	3e	3e
●	3561	Hobbs silt loam, occasionally flooded	13.8%	1	2w	2w





Tract 6

Improvements:

Farmstead Features:

Total Bedrooms: 2
Full Bathrooms: 1
Flooring: Carpet- Living room office, and bathroom; Linoleum- kitchen and dining room: Wood- Bedrooms
Personal Property Included: Washer, dryer, stove, deep freeze

Property Specifications:

Lot Size: 7.43 +/- Acres
Built: 1925
Sq. Feet: 1,036
Foundation: Stone
Exterior: Vinyl
Roof: Asphalt
Windows: Single pane
Water: City Water
Gas: Kansas Gas Service
Septic: Septic
Heating Type: Forced Heat
Cooling Type: Forced Air
Water Heater: Gas
Electrical: Breaker Box 100 Amp
Outbuildings: 60x38 Barn, carport, tool shed
Fencing: Livestock lot
Cropland: Approximately 3.23 acres

Buildings	Year Built	Comments
House	1925	2 bed, 1 bath. 1,063 sq ft main floor
Barn	1985	38x60
Tool Shed	1930	8x12
Carport	2018	24x30



























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 2026, payable in 2026/2027, 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 December 11th, 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 Security 1st Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Security 1st Title the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and the Seller. The cost of any escrow closing services will be paid equally by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on December 11th, 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 Security 1st Title.

Sale Method: The real estate will be offered in six 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 make 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: Wilbur and Virginia Racette Trust

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, November 2, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Friday, November 6, 2026, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: 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

593.81± Acres, Republic & Cloud, Kansas

Friday, November 6, 2026 | 10:00 AM

The Branch | 104 Chestnut St Clyde, KS 66938

Offered in Six Tracts!

Tract 1: 159.30± acres | Tract 2: 158.07± acres | Tract 3: 79.60± acres
Tract 4: 40.17± acres | Tract 5: 149.24± acres | Tract 6: 7.43± acres

Tract 1: $_____

Tract 2: $_____

Tract 3: $_____

Tract 4: $_____

Tract 5: $_____

Tract 6: $_____

