

LAND AUCTION



231 AC± | 2 TRACTS | WASHINGTON CO, KS

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 2/19/26 AUCTION TIME: 10 AM CT

**AUCTION HELD AT: CLYDE COMMUNITY HALL
401 WASHINGTON ST, CLYDE, KS 66938**

This outstanding two-tract land offering presents a rare opportunity to acquire high-quality, productive farmland with added recreational appeal. Tract 1 features nearly 123 acres of reliable cropland complemented by a mile-long hardwood creek corridor that delivers excellent wildlife habitat and outdoor recreation, creating a versatile property with both income and enjoyment potential. Tract 2 offers nearly 80 acres of highly productive, gently sloping tillable ground, ideal for expanding an existing farming operation or adding quality acreage to an investment portfolio. With strong soils, favorable topography, and clearly defined possession terms, this auction provides buyers the flexibility to pursue income-producing farmland, recreational land, or a combination of both through a competitive auction format.

TRACT 1 DESCRIPTION:

Tract 1 consists of 122.89 productive cropland acres, gently rolling with good soils, making it a reliable earner year after year. The balance is a mile-long hardwood creek that is loaded with recreational opportunities for outdoor enthusiasts. The farm ground is currently open and possession of all acres will be upon closing. Whether it's tillable income, a top-notch recreational place, or a combination of both, don't miss out on a chance to own this great farm.

Deeded Acres: 151.7
Soil Types: 43% Class II Crete Silty Loam,
45% Longford Silt Loam
Soil PI/NCCPI/CSR2: NCCPI 63.1
CRP Acres/Payment: 2.85 expires 09/30/2028
Taxes: \$1,785.70 in 2024
Lease Status: Tenant(s) have been notified
Possession: Upon closing
Survey Needed?: No survey needed
Brief Legal: W ½ W ½ S4 T5S R1W
Washington Co KS
PIDs: 252-04-0-00-00-003.00-0
Lat/Lon: 39.6492, -97.3292
Zip Code: 66937



TRACT 2 DESCRIPTION:

Tract 2 consists of almost 100% good tillable, gently sloping farm ground. All acres are currently planted to wheat and possession will be upon completion of the 2026 wheat harvest. If you've been looking to add good, productive farm ground to your operation, then bid with confidence on this nice 80.

Deeded Acres: 79.3
Soil Types: 72% Class II Crete Silty Loam,
28% Class III Crete Silty Clay Loam
Soil PI/NCCPI/CSR2: NCCPI 62.7
CRP Acres/Payment: None
Taxes: 1,251.67 in 2024
Lease Status: Tenant Notified/Planted to Wheat
Possession: Upon completion of the
2026 wheat harvest
Survey Needed?: No survey needed
Brief Legal: W ½ NE ¼ S20 T4S R1E
Washington Co KS
PIDs: 164-20-0-00-00-002.00-0
Lat/Lon: 39.6972, -97.3385
Zip Code: 66938



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

STEVE SHAFFER, AGENT: 785.738.0037 | steve.shaffer@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC | Jefferson Kirk Gilbert, Ranch & Farm Auctions (CO00002929), Kansas Broker License # 00237080 | Joe Gizdic, Director,
Ranch & Farm Auctions, 217.299.0332 | Steve Shaffer, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 785.738.0037 | Andrew Sylvester, Auctioneer

TRACT 2
79.3
ACRES ±



Calderhead

TRACT 1
151.7
ACRES ±



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