

# LAND AUCTION

Thursday July 23<sup>rd</sup>, 2026  
7:00PM

We will sell the following described real estate  
at public auction at the **The Branch**,  
(Former Methodist Church)  
104 S Chestnut, Clyde KS



Property: 0000 5<sup>th</sup> Rd, Clyde KS located approximately 4 miles North of Clyde on 280<sup>th</sup> Rd to Zeal Rd, 2 miles east to Meridian Rd, ½ mile back south to the ½ mile line. Property begins at the ½ mile line on the east side of the road. The pasture lays on the east side of the quarter and is accessed from Meridian Rd.

Legal: The Southwest Quarter (SW1/4) of Section Six (6), in Township Five (5) South, of Range One (1) East of the 6<sup>th</sup> P.M. in Washington County Kansas.

Description: 149.7 acres m/l of 80.8 acres broke ground & 66.9 pasture, with 1 pond, 2 acres water way, fences are good to fair, and the pasture is clean.

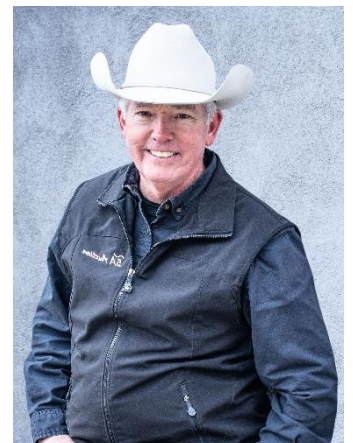
2025 Taxes: \$1326.91

Terms and Conditions: 10% down day of sale payable to Clay County Abstract & Title as escrow agent for the parties with balance due in the form of certified funds in 30 days or less upon delivery of clear and merchantable title. Escrow fee and Owner's Title Insurance to be paid ½ by seller and buyer. Seller to pay 2025 and all prior year's taxes, 2026 taxes to be prorated to date of closing. Inspections by buyers to be done prior to day of auction at buyer's expense. Property being sold in its present condition with no warranties or guarantees. All measurements are approximate. Possession at closing subject to the tenant's rights to harvest the fall crops. The contract will not be contingent upon financing, so the buyer needs to have financing in place the day of the sale. Note: All mineral and water rights will be transferred to the buyer with the land.

Auction firm is working for the seller. Announcement's sale day takes precedence over printed matter.



For more information:  
claycenterrealestate.com  
Office Phone: 785-632-3373



Seller: Darrell & Dorothy Sharpe Trust  
Auction conducted by Homestead Real Estate  
Greg Askren, Agent/Auctioneer Phone: 785-243-8775