

VAUGHN-ROTH LAND BROKERS UPCOMING AUCTION

◆ Sellers of Premium Farms & Ranches ◆



VAUGHN • ROTH
LAND BROKERS

80 +/- ACRES

**Reaper Rd, South of
8th Rd - LeRoy, KS**

3/19/25 - 3/21/25



Vaughn-Roth Land Brokers is honored to offer this Coffey County tract just north of LeRoy, Kansas on behalf of the Nicoletti Family via online auction. The property totals 80 acre more or less and is all business for the grain producer as it's 93% productive land with mainly class 2 soils. This is a highly tillable parcel with the only waste being in the waterway on the eastern side that runs north to south. Tracts with this large percentage of usable cropland are few and far between so if you're looking for a cropland tract to expand your farming operation or add to your investment portfolio, you won't find many that are this efficient!!! This is an excellent opportunity to invest in high-quality cropland in a strong farming area!

Driving Directions: Head west from LeRoy on Highway 58 to Reaper Rd. Go north on Reaper approximately 3.6 miles to the west side of subject land tract. (Just south of 8th & Reaper intersection on the east side.)

Auction Details: Online Auction will begin at 12:00 p.m. on 3/19/25 with a dynamic closing to begin on 3/21/25 at 12:00 p.m. Any bids placed in the last 3 minutes of the auction will extend the auction for 3 minutes.

Brief Legal Description: The South 1/2 of the Northwest 1/4 in Section 15, Township 22 South, Range 16 East of the 6th P.M., Coffey County, KS.

Closing & Possession: Full possession shall be at closing, on or before 4/23/2025.

Minerals: The Seller's mineral interests transfer to the Buyer.

Earnest Money: \$25,000.00 due on day of sale.

For more information, visit our website at VaughnRoth.com or contact:

Terry Anderson, Agent/Appraiser
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