



# Butler County LAND AUCTION

*Selling 153 Acres of Grass and Farmland,  
Hunting, and Recreational Land.*

**TUESDAY, DECEMBER 2, 2025 • 9:00 A.M.**

**DWIGHT LEGION HALL, 112 2ND STREET, DWIGHT, NEBRASKA**

## AUCTIONEER'S NOTE

This property has been in the John and Rosalyn Hofpar family for many years and will be selling at Public Auction.

**LEGAL DESCRIPTION:** The Southeast Quarter of Section 11-13-4, Butler County, Nebraska, containing 153 Acres More or Less.

**LAND LOCATION:** Located immediately northwest of the Intersection of County Roads X and 25, northeast of Dwight, Nebraska.

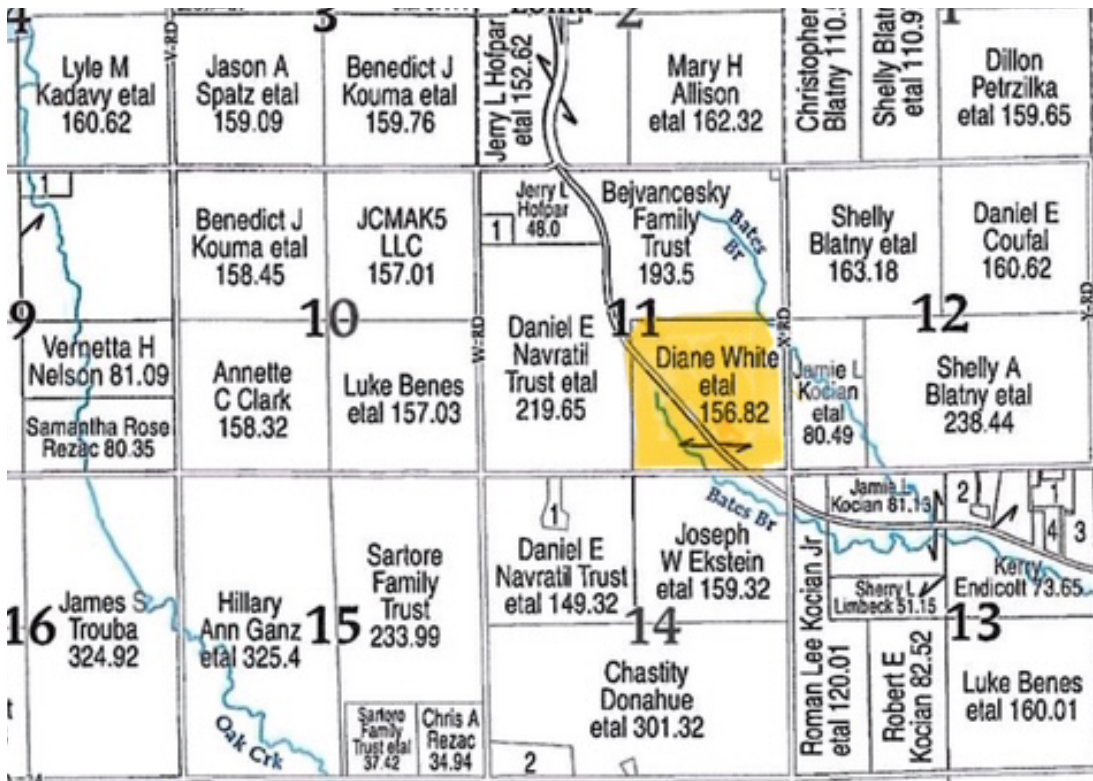
From Dwight, Nebraska, go 5 miles east on Highway 66 to County Road "X", then 2 miles North to County Road 25.

From Valparaiso, Nebraska, go 2 miles North to County Road "D", then 5 miles west.

**PROPERTY DESCRIPTION:** This 153 acre property features approximately 92 acres of cropland and approximately 58 acres of pasture. Two farm ponds provide a water source for livestock, making this a balanced operation for both crop production and livestock grazing. The Oak Creek Bicycle Trail runs diagonally through the property.

**FSA INFORMATION:** There are—Base acres of corn.....

**TAXES:** The 2024 taxes are \$4125.04



**TERMS:** \$50,000.00 down day of sale with the signing of a purchase agreement. The balance to be paid on or before January 9, 2026. Title insurance and escrow fees will be split equally between the buyer and the seller. The 2025 Real Estate Taxes will be paid by the seller. All buyers are reminded that this is a cash sale. Any financing needs to be arranged prior to bidding. The property sells in as-is condition, no warranties are expressed or implied. Acreage figures and data are gathered from sources deemed reliable but are not guaranteed by the Broker or Seller. Buyers are urged to make inspections and rely on their own conclusions. Auction procedure and bidding are at the discretion of the auctioneer. All announcements made sale day will take precedence. Moravec Auction Co. LLC represents the seller in this transaction.

**LUANN HOFPAR, DIANE WHITE,  
AND JANET TIMONEY, OWNERS**



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**Moravec Auction Co LLC, Broker**  
2741 L Rd, David City, NE 68632  
**www.moravecauctions.net | 402-367-8218**  
Russ Moravec, Auctioneer and Real Estate Broker  
Trev Moravec, Auctioneer and Salesman: 402-314-6318

