



Butler County LAND AUCTION

*Selling 152.98 Non-Irrigated Acres
for the Dorothy J. Fox Living Trust*

TUESDAY, NOVEMBER 10, 2026 • 9:00 A.M.

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

LEGAL DESCRIPTION: Part of the Northeast Quarter of Section 6, Township 13 North, Range 3 East of the 6th P.M., Butler County, Nebraska, (less the building site) containing 152.98 acres more or less.

LAND LOCATION: Located approximately 7 miles Southeast of David City, NE at the intersection of Road "27 and N".

FSA INFORMATION: There are approximately 146 tillable acres. The Corn Base acres are approximately 69.18 with an 127 bushel yield. The soybean acres are estimated at 74.52 acres with a 39 bushel yield.

TAXES: The 2025 taxes are \$6199.58 and will be paid by the seller. The 2027 and all future taxes will be the responsibility of the buyer.

POSSESSION: Full Possession will be granted on March 1, 2027.

INSPECTION: To inspect the property, contact Russ Moravec at 402-367-8218 or Trev Moravec at 402-314-6318.

TERMS: \$50,000.00 down day of sale with the signing of a purchase agreement. The balance to be paid on or before January 8, 2027. Title Insurance and escrow fees will be split equally between the buyer and the seller. All Buyers are reminded that this is a cash sale. Any financing needs to be arranged prior to bidding. The real property sells in as-is condition, no warranties expressed or implied. Acreage figures and data are gathered from sources deemed reliable but are not guaranteed by the Broker or the Seller. Buyers are urged to make inspections and rely on their own conclusions. All announcements made sale day will take precedence. Moravec Auction Co. represents the seller in this transaction.



**DOROTHY J. FOX LIVING TRUST, OWNER
ROBERT J. FOX, TRUSTEE**



MORAVEC
AUCTION CO.

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