



Butler County LAND AUCTION

Selling 300 acres more or less in (2) tracts

MONDAY, NOVEMBER 13, 2023 • 9 A.M.

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

TRACT 1

LEGAL DESCRIPTION: Part of the Southeast Quarter of Section 30, Township 13 North, Range 4 East of the 6th P.M., Butler County, Nebraska containing approximately 140 acres more or less.

LOCATION: From Dwight Nebraska, go 1/2 mile south on R/D Road to "R" Road.

PROPERTY DESCRIPTION: This is a Non-irrigated tract of land that lays level to rolling. There are approximately 103 cultivated acres and the balance in pasture on this tract.

FSA INFORMATION (COMBINATION OF BOTH TRACTS): Cropland Acres consist of 191.35 acres. Corn Base is 95.6 acres with a 119 bu. PLC Yield

TAXES: 2021 Taxes are \$4282.34

POSSESSION: Possession given at closing subject to the tenants rights through February 28, 2024.

TRACT 2

LEGAL DESCRIPTION: The Southwest Quarter of Section 29, Township 13 North, Range 4 East of the 6th P.M., Butler County, Nebraska containing 160 acres more or less

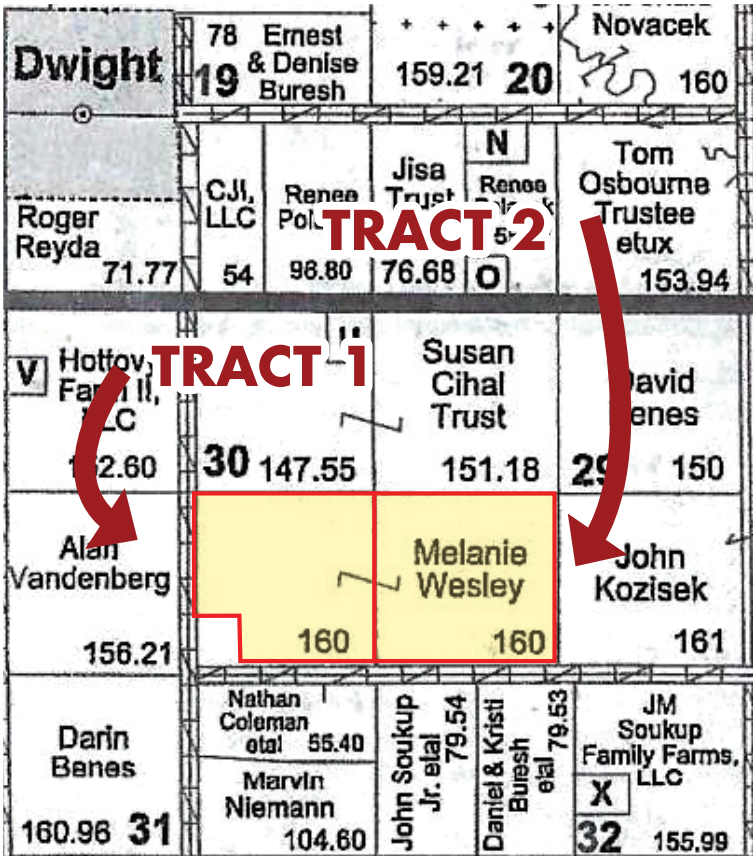
LOCATION: Located at 2010 22 Road. From Dwight, Nebraska, go 1 mile South on Road R/D Road to 22 Road, then 1/2 miles east.

PROPERTY DESCRIPTION: This is a farm lays level to rolling which consists of approximately 73 cultivated acres. There is a building site with well water, electricity, several outbuildings including (2) machine sheds, barns, grain bins, and an older farm house which is in need of repairs. The balance of the tract consists of pasture.

FSA INFORMATION (COMBINATION OF BOTH TRACTS): Cropland Acres consist of 191.35 acres. Corn Base is 95.6 acres with a 119 bu. PLC Yield. The FSA office makes determination the acres appropriated for each farm once the sale is concluded.

TAXES: 2021 Taxes are \$5591.12

POSSESSION: Possession given at closing subject to the tenants rights through February 28, 2024.



AUCTIONEER'S NOTE

We will be offering the Wesely Family Land at Public Auction. This land has been in the Kouma/Wesely Family for many years. It will be offered as Individual units. The Farm offers not only Agricultural benefits but Hunting and recreational opportunities as well!! The Farmstead that is located on Tract 2 has a working well, machine sheds, bins and outbuildings that would be a great starting point for the new Rancher/Farmer or someone desiring remote country living! The farms are located only 1 mile south of US Highway 66 near Dwight, Nebraska.

INSPECTION: To inspect the properties, contact Russ Moravec at 402-367-8218. Please view our website at www.moravecauctions.net for photos, drone footage, and soil maps of the properties.

MANNER OF SALE: The Properties will be offered as Individual Tracts.

TERMS: \$20,000.00 down (per tract) day of sale with the signing of a purchase agreement. The balance to be paid on or before December 19, 2023. Title insurance and escrow fees will be split equally between the buyer and the seller. The 2023 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.

**FORMER PROPERTY OF THE LATE ED & DARLENE E. KOUMA
JOEL AND MELANIE WESELY, OWNERS**



MORAVEC
AUCTION CO.

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Russ Moravec, Auctioneer and Real Estate Broker

