

MIDWEST LAND GROUP PRESENTS

19.4 TOTAL ACRES IN

BUTLER COUNTY NEBRASKA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LOT 5-8 OF TIMBER CREEK IN BUTLER COUNTY, NEBRASKA

Nestled in the rolling, timbered hills near Dwight, Nebraska, Timber Creek offers a perfect setting to build your dream home on land. Butler County's newest acreage development lies just north of the Seward County line, far enough to enjoy peaceful country living, yet only a 15-minute drive to Seward, 30 minutes to northwest Lincoln, and just over 10 miles to Branched Oak Lake! The established access drive has underground power available and sits less than two miles from Highway 66. Each lot brings something unique for outdoor enthusiasts alike, and all offer scenic views of the surrounding seasonal creek bottom. Large and small animals, hobby farms, outbuildings, and "Barndominium-style" builds are all welcome on these stunning new lot offerings!

Lot 5 may be the premier lot of Timber Creek! Tucked in the corner of the development, this 4.7-acre lot has its own access to U Road, with a hilltop build site overlooking a nearly one-acre backyard pond. The pond is already stocked with multiple fish species, including Bluegill and Largemouth Bass. Established trees surround the pond, providing further privacy from neighboring lots. This one won't last long!

Lot 6 encompasses 4.7 acres and lies in the northeast corner of the development. This lot provides plenty of room at the highest point to build your home overlooking the bottom, as well as a gentle slope running towards the creek to the north and east. Use the established tree line as a shelter belt or buffer from neighboring lots!

At just under 5 acres, Lot 7 has the most topography change, with multiple options to build. Choose the highest view closest to the access drive, or build further to the east tree line for the ultimate seclusion from neighbors. A shallow waterway through the middle would make a perfect place to establish a backyard pond!

Lot 8 is the largest lot in the development, at just over 5 acres. Its unique shape provides owners with multiple options to build their home and a perfect setup for a horse barn and pasture in the southeast corner of the development. This lot offers the option to build close to the access road or towards the back of the lot with more privacy and established trees. This one you have to see in person!



PROPERTY FEATURES

COUNTY: **BUTLER** | STATE: **NEBRASKA** | TOTAL ACRES: **19.4**

- Timber Creek acreage development near Dwight, NE
- Butler County's newest acreage development
- Perfect setting to build your dream home on land
- Peaceful country living only 15 minutes from Seward, NE
- 30 minutes to northwest Lincoln
- 12 miles from Branched Oak Lake
- Established access drive with underground power
- Less than two miles from Highway 66
- Large animals, hobby farms, and outbuildings allowed
- Barndominium-style builds are welcome

LOT 5

ACRES: **4.7**

- Has private access to U Road
- Nearly 1-acre backyard pond
- Pond is stocked with multiple species

LOT 6

ACRES: **4.7**

- Perfect hilltop build site
- Gently sloping to the creek bottom
- Established tree line for privacy or shelter belt

LOT 7

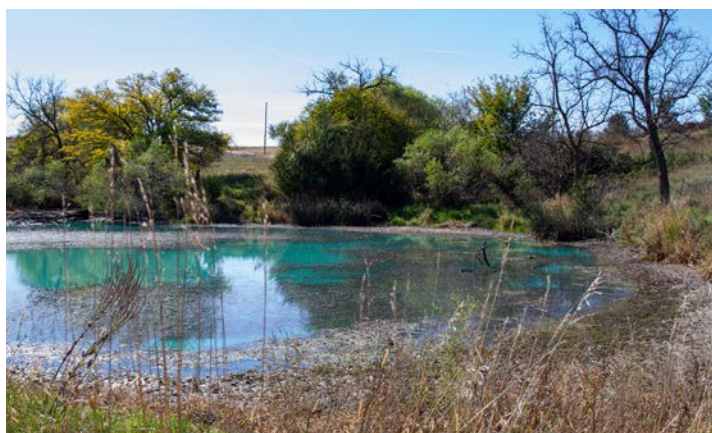
ACRES: **5**

- Great topography with multiple build sites
- Perfect setup for a backyard pond

LOT 8

ACRES: **5**

- Unique shape provides multiple build options
- Perfect setup for a horse barn and pasture
- Established trees in the southeast corner



BUILD YOUR DREAM HOME

Butler County's newest acreage development lies just north of the Seward County line, far enough to enjoy peaceful country living, yet only a 15-minute drive to Seward, 30 minutes to northwest Lincoln, and just over 10 miles to Branched Oak Lake!



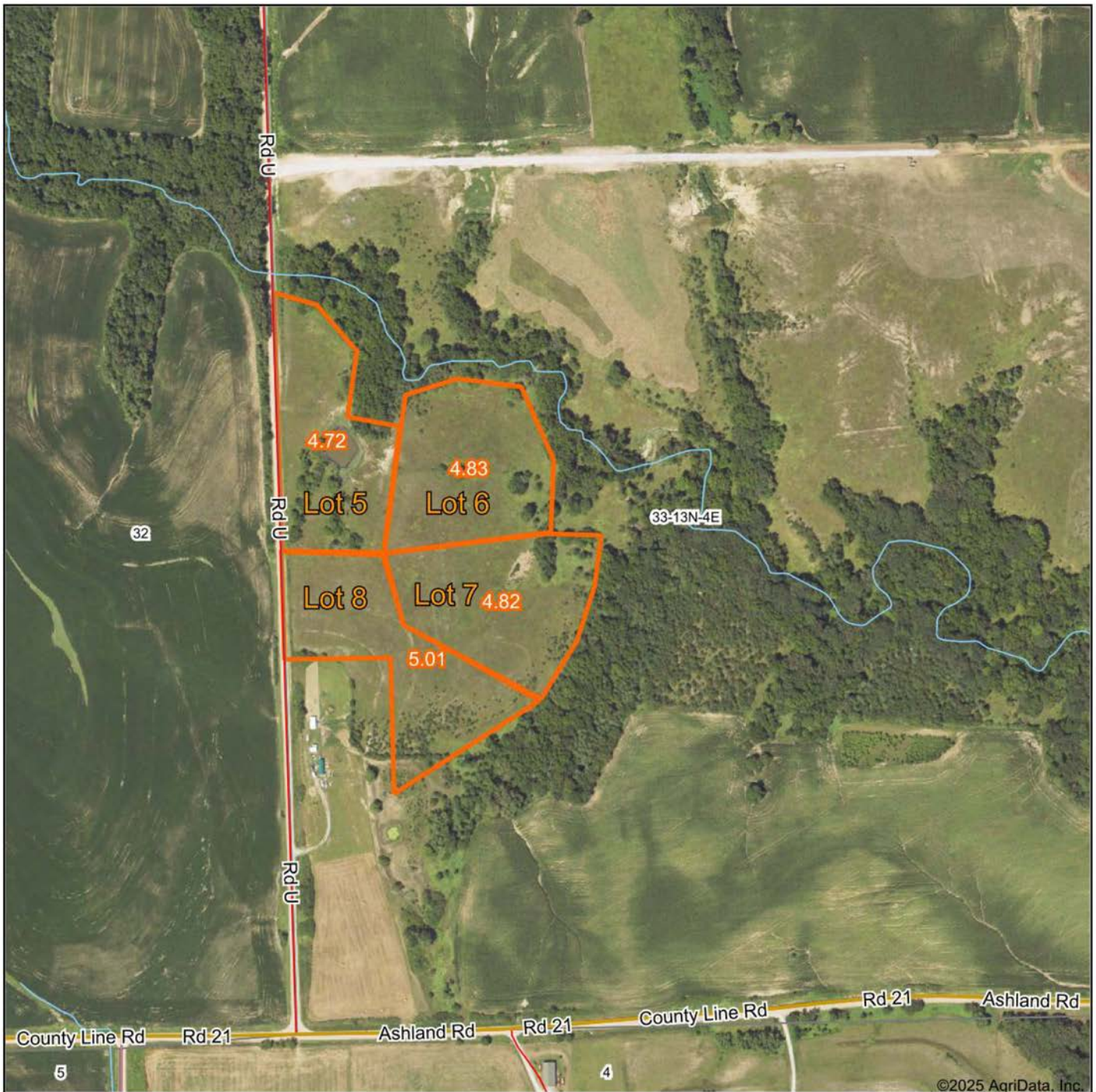
ESTABLISHED ACCESS DRIVE



PEACEFUL COUNTRY LIVING



AERIAL MAP



Maps Provided By:



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Boundary Center: 41° 3' 0.96, -96° 59' 0.09

0ft 464ft 928ft

33-13N-4E
Butler County
Nebraska



12/30/2025

OVERVIEW MAP



AGENT CONTACT

Jake Crnkovich loves the outdoors. From farming and ranching to serious trophy hunting and management practices, Jake's experiences have set him up to be a model land agent. His outdoor career started by managing the Archery and Hunting Shop at Scheels. From there, he took a sales position with an outdoor and ag equipment company before finally becoming a land agent. At Midwest Land Group, Jake is able to bring his knowledge and passion for the outdoors to the very people who seek it. Raised in Ashland, between Omaha and Lincoln on the Platte River, Jake went to Ashland-Greenwood High School and the University of Nebraska at Lincoln. Today, he lives in Ashland with his wife, Nicole, their two daughters, Mackenna and Natallie, and three dogs.

When not building selling land, Jake enjoys spending time bowhunting, waterfowl hunting, competing in archery and bowfishing tournaments, fishing, airboating, dog training, camping, and enjoying sports with his family. A member of Ducks Unlimited, Bowfishers of Nebraska, Bowfishing Association of America, Nebraska Bowhunters Association, and the Sportsman's Alliance, Jake is an expert at precision bow tuning (from setup to shooter training) and excels at dissecting properties to find the best usage for the different seasons. With his diverse background in sales and customer service, Jake is able to quickly relate and cater to anyone who shares his passion for the outdoors. If this sounds like you, be sure to give Jake a call.



JAKE CRNKOVICH,
LAND AGENT

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