

AUCTION SALE

152.13 +/- acres Blaine County, Nebraska
NW ¼ of 35 – 23N – 22W



72 +/- acres is under a newer (approx. 4 years) 5 tower Zimmatic center pivot system. Runs on three phase electric. Drilling records show the irrigation well produces 1,000 gpm. The farm is located just 1 mile SE of Brewster, Ne on Hwy 91 dissecting the property. There's also a stock well on the land. Nice farm, great access.

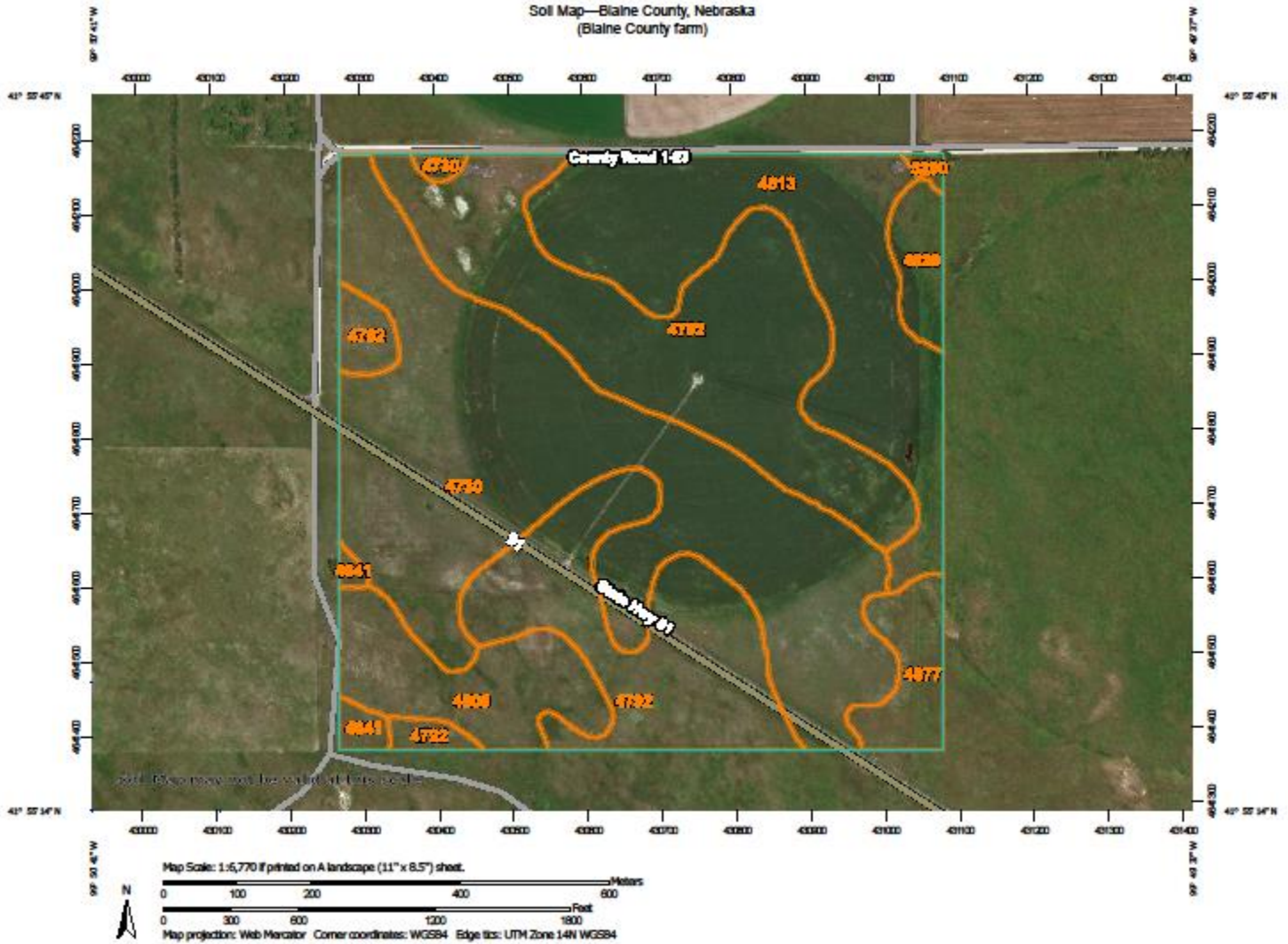
Monday April 16th
1:00 pm
Uncle Bucks Lodge,
Brewster, NE
Open for Lunch



For more information or showing
contact:
Larry Tierney, Real Estate Sales
308-870-0466
jcbarrauctions.com
JC Barr, Broker



Soil Map—Blaine County, Nebraska
(Blaine County farm)



USDA
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/26/2018
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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4641	lpage fine sand, 0 to 3 percent slopes	1.3	0.8%
4730	Sandose loamy fine sand, 0 to 3 percent slopes	55.6	34.5%
4792	Valentine fine sand, 3 to 9 percent slopes, moist	55.4	34.4%
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	11.0	6.8%
4813	Valentine loamy fine sand, 0 to 3 percent slopes, moist	28.9	17.9%
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	3.3	2.0%
4877	Valentine-Simeon complex, moist, 0 to 9 percent slopes	5.1	3.2%
5290	Vetal very fine sandy loam, 0 to 3 percent slopes	0.4	0.3%
Totals for Area of Interest		161.1	100.0%

Well Registration or Area Permit				Fee Paid: \$110.00	HHSS Fee: \$70.00
Source:	Nebraska On-Line	Import Status:	Accepted	Use:	Irrigation
Import ID:	139992053216368	Status:	Active Registered Well	Decommission Date:	—
Well ID:	228365	NRD:	Upper Loup	Registration Number:	G-172137
Last Change User:	hsprks	Call Up Code:	—	Call Up Date:	—
				Irrigation Owner ID:	125334
				Registration Date:	5/13/2014
				Last Change Date:	5/13/2014

Owner:

ContactID	Type	SeqNum	Begin Date	End Date	Name
125334	Owner	1	5/13/2014		Copsey & Gaffrey, Elaine/Cristi Copsey

Contractor:

Certificate ID	FirstName	LastName
39250	Thomas R	Downey

Drilling Firm:

EmployerID	Employer
438639	Downey Drilling, Inc.

- A. Well Location: NE1/4NW1/4 of Section 35
Township 23 North, Range 22 (West E/W), Blaine County
- B. Natural Resource District: Upper Loup
- Well GPS Coordinates: 41° 55' 33.04" -099° 50' 06.98" GPS Required
Lat/Long DD 41.92584 -99.83527
- C. The well is: feet from the Section line and feet from the section line.
- D. Street address or block, lot and subdivision: Addr/Sub Div Block No Lot
- E. Location of water use, if applicable (give legal description): NWNW, NENW, SWNW, SENW S35 T23 R22
- G. Well reference letter(s) if applicable:
- Well In A Series
- Well Part of a Series with Site Plan: No

Irrigation
1000 gpm
360 ft deep

Series	# of Wells	Reg Total	# Wells	Acres	Acres	Cert	NRD	Appr	StartDate	EndDate	Comment	Series	Reg Num	(External Source)	Code	Description	Wells in the Series
228365	1	115	No	No	No	4/25/2014						PRO	Single Project				WellID RegCD StartDate EndDate
																	228365 G-172137 4/25/2014

Permits

Area Permit	UL	118	11/25/2013	SWater App Code	—	—	—	Aprvd Date(s)
GeoPermit	—	—	—	Industrial	—	—	—	
MWF	—	—	—	Transfer	—	—	—	
WSP	—	—	—	Swater Conduct Code	—	—	—	
HHSS	—	—	—	Other	—	—	—	
HHSS PWS ID	—	—	—	ITN	—	—	—	
NDEQ	—	—	—					

5. Purpose of Well Irrigation
Other Use
Notes
7. Replacement well information. Well Considered a replacement by NRD(WellID, RegCD)
- A. Is this well a Replacement well? No Repl No NRD Approval Date Well Replacement Reg CD
- B. Registration number of abandoned well: If not registered, date abandoned well was constructed
- C. Abandoned well last operated D. Replacement well is feet from abandoned well.
- E. Original well pump column size: inches.
- F. Original water well decommissioned
 I hereby certify that the original water well will be decommissioned within 180 days after such construction of the replacement water well.
 I hereby certify that the original water well will be modified and equipped to pump 50 gallons per minute or less within 180 days after such construction of the replacement water well.
 Livestock
 Monitoring
 Observation
 Nonconsumptive or de minimus use approved by the applicable natural resources district.
 Decommission/Modification certification form is submitted by landowner (Must be submitted before registering well)

G. Location of water use of original well: ___

Decommission Information

Decommission Date: ___ By

8. Pump Information.

A. Is Pump installed at this time? **Yes** Pump present but Well Inactive: **No**
 Free Flowing Well: **No** Well active, no pump installed: **No**

B. License No.

CertificateID	FirstName	LastName	Employer
39250	Thomas R	Downey	Downey Drilling, Inc.

C. Pumping Rate **1000** gallons per minute. D. Pumping water level **101** feet.
 E. Drop pipe diameter **8** inches. F. Length of pipe **140** in feet.
 G. Pump equipment installed: **4/29/2014** H. Pump Brand/Type **WLR**
 I. Will this well be used to pump 50 gpm or less? **No**

9. Well Construction Information

A. Total well depth: **360** feet. B. Static water level **22** feet.
 C. Well Construction began: **4/25/2014** D. Well Construction Completed: **4/25/2014**
 E. Bore hole diameter in inches. Top **28** Bottom **28**
 F. Casing and Screen Joints are: **Glued** Other Joints description: ___
 H. Total Estimate Capacity of Well ___ gallons per minute. I. Pumping water level at capacity: ___ feet.

10. Well Construction (Casing & Screen) - c, d, e & f measurements should be in inches to three decimal places

Record Count = 2

WellID	FromDepth*	ToDepth*	Case/Screen	InsideDiam	OutsideDiam	CaseThickness	ScrnSlotSize	Material	ScreenName
228365 0	140		casing	15	16	0.5		PVC	JETSTREAM
228365 140	360		screen	15	16	0.5	0.085	PVC	JETSTREAM

* are in Feet, all else is in inches

11. Grout and Gravel Pack

Record Count = 3

WellID	FromDepth	ToDepth	Grout/Gravel Material	Description ¹	Quantity Gravel ²	Volume & Type Grout ³
228365 0	6		gravel	A/C GRAVEL PACK	.642 CU YD	
228365 6	16		grout	BENTONITE		24 SACKS HOLEPLUG
228365 16	360		gravel	A/C GRAVEL PACK	36.808 CU YD	

* are in Feet, all else is in inches

¹Description of gravel pack, i.e. engineered gravel pack, or gravel pit description (1/4 down) or brand name (best sand) natural formation, drilling cuttings, soil backfill

²Quantity #cubic yards, #Tons, #Sacks - (for drilling cuttings and soil backfill estimate quantity) Calculation assistance available on web

³Volume & Type: #gallons of a slurry, #Barrels of a slurry, #sacks used in the slurry, #Bags of non-slurry bentonite (chip-pellet-granular)

12. Well Geologic Materials Logged

WellID	FromDepth*	ToDepth*	Type	Hardness	Color	Other/Drilling Action
228365 0	2		Silt	Soft	Tan	
228365 2	6		Sand fine-med	Soft	Tan	
228365 6	10		Sand med-coarse	Unconsolidated	Tan	
228365 10	50		Gravel	Unconsolidated	Tan	SANDY CLAY STRS
228365 50	52		Sandy Clay	Soft	White	MAG
228365 52	97		Sand med-coarse	Soft	Tan	SANDSTONE
228365 97	103		Sandy Clay	Soft	Tan	
228365 103	118		Sand fine-med	Unconsolidated	Tan	SANDSTONE
228365 118	122		Sandy Clay	Soft	Tan	
228365 122	142		Fine Sand	Unconsolidated	Pepper	SANDSTONE/ROOTLETS
228365 142	159		Sand fine-med	Unconsolidated	Pepper	SANDSTONE
228365 159	160		Sand fine-med	Cemented	White	
228365 160	203		Sand fine-med	Unconsolidated	Pepper	SANDSTONE
228365 203	211		Silt	Soft	Tan	SANDY CLAY
228365 211	240		Sand fine-med	Unconsolidated	Pepper	SANDSTONE
228365 240	267		Sand fine-med	Unconsolidated	Pepper	SANDSTONE
228365 267	269		Silt	Soft	Tan	
228365 269	280		Sand fine-med	Unconsolidated	Pepper	SANDSTONE/SILT LEN
228365 280	288		Sandy Clay	Soft	White	
228365 288	300		Sand med-coarse	Unconsolidated	Pepper	
228365 300	302		Sandy Clay	Soft	Tan	
228365 302	315		Sand fine-med	Unconsolidated	Pepper	
228365 315	335		Sand fine-med	Unconsolidated	Pepper	SANDSTONE
228365 335	343		Sandy Clay	Soft	Tan	

Well Registration or Area Permit				Fee Paid:	\$70.00	HHSS Fee:	\$30.00
				DNR Cash Fund:	\$18.50	WWDF:	21.50
				Billing ID: 45152			
Source:	Nebraska On Line	Import Status:	Accepted	Use:	Livestock	Owner ID:	125334
Import ID:	13999147289101	Status:	Inactive Well (Well is not Pumping)	Decommission Date:		Registration Number:	G-172171
Well ID:	231589	NRD:	Upper Loup			Registration Date:	5/14/2014
Last Change User:	hsparks	Call Up Code:		Call Up Date:		Last Change Date:	5/14/2014

Livestock

106 ft. Deep

Owner:

ContactID	Type	SeqNum	Begin Date	End Date	Name
Display 125334	Owner 1		5/14/2014		Copsey & Gaffney, Elaine/Cristi Copsey

Contractor:

Certificate ID	FirstName	LastName
39250	Thomas R	Downey

Drilling Firm:

EmployerID	Employer
438639	Downey Drilling, Inc.

- A. Well Location: NW1/4NW1/4 of Section 35
Township 23 North, Range 22 (West E/W), Blaine County
- B. Natural Resource District: Upper Loup

Well GPS Coordinates:	Latitude	Longitude	GPS Required
Lat/Long DD	<u>41° 55' 41.71"</u>	<u>-099° 50' 27.70"</u>	<input type="checkbox"/>
	<u>41.92825</u>	<u>-99.84103</u>	
- C. The well is: feet from the Section line and feet from the section line.
- D. Street address or block, lot and subdivision: Addr/Sub Div Block No Lot
- E. Location of water use, if applicable (give legal description): NWNW S35 T23 R22W
- G. Well reference letter(s) if applicable:

Well In A Series
Well Part of a Series with Site Plan: No

Series #	of Wells Reg	Total #	Wells Acres	Acres	Cert NRD	Appr	StartDate	EndDate	Comment	Series Reg Num	(External Source)	Code	Description	Wells in the Series			
														WellID	RegCD	StartDate	EndDate
<u>232142</u>			No	No			3/27/2014					PRO	Single Project	<u>231589</u>	<u>G-172171</u>	<u>3/27/2014</u>	

Permits	Aprvd Date(s)	Aprvd Date(s)
Area Permit	— — —	SWater App Code
GeoPermit	— — —	Industrial
MWF	— — —	Transfer
WSP	— — —	Swater Conduct Code
HHSS	—	Other
HHSS PWS ID	—	ITN
NDEQ	—	

5. Purpose of Well Livestock
Other Use
Notes

7. Replacement well information. Well Considered a replacement by NRD(WellID, RegCD)
- A. Is this well a Replacement well? No Repl No NRD Approval Date Well Replacement Reg CD
 - B. Registration number of abandoned well: If not registered, date abandoned well was constructed
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 - E. Original well pump column size: inches.
 - F. Original water well decommissioned
 I hereby certify that the original water well will be decommissioned within 180 days after such construction of the replacement water well.
 I hereby certify that the original water well will be modified and equipped to pump 50 gallons per minute or less within 180 days after such construction of the replacement water well.
 Livestock
 Monitoring
 Observation
 Nonconsumptive or de minimus use approved by the applicable natural resources district.
 Decommission/Modification certification form is submitted by landowner (Must be submitted before registering)

well)

G. Location of water use of original well: ___

Decommission Information

Decommission Date: ___ By

8. Pump Information.

A. Is Pump installed at this time? **No**

Pump present but Well Inactive: **No**

No

Well active, no pump installed: **No**

Free Flowing Well: **No**

B. License No.

CertificateID	FirstName	LastName	Employer
1	Owner drilled well &/or installed pump		Owner drilled well &/or installed pump

C. Pumping Rate ___ gallons per minute.

D. Pumping water level ___ feet.

E. Drop pipe diameter ___ inches.

F. Length of pipe ___ in feet.

G. Pump equipment installed: ___

H. Pump Brand/Type ___

I. Will this well be used to pump 50 gpm or less? **Yes**

9. Well Construction Information

A. Total well depth: **106** feet.

B. Static water level **18** feet.

C. Well Construction began: **3/27/2014**

D. Well Construction Completed: **3/27/2014**

E. Bore hole diameter in inches. Top **9** Bottom **9**

F. Casing and Screen Joints are: **Glued**

Other Joints description: ___

H. Total Estimate Capacity of Well ___ gallons per minute.

I. Pumping water level at capacity: ___ feet.

10. Well Construction (Casing & Screen) - c, d, e & f measurements should be in inches to three decimal places

Record Count = 3

WellID	FromDepth*	ToDepth*	Case/Screen	InsideDiam	OutsideDiam	CaseThickness	ScrnSlotSize	Material	ScreenTName
231589 0	80		casing	4.026	4.5	0.237		PVC	JETSTREAM
231589 80	100		screen	4.026	4.5	0.237	0.02	PVC	JETSTREAM
231589 100	106		casing	4.026	4.5	0.237		PVC	JETSTREAM

* are in Feet, all else is in inches

11. Grout and Gravel Pack

Record Count = 3

WellID	FromDepth	ToDepth	Grout/Gravel Material	Description ¹	Quantity	Gravel ² Volume	&Type	Grout ³
231589 0	6		gravel	A/C GRAVEL PACK	.072	CJ YD		
231589 6	16		grout	BENTONITE			4 SACKS	3/4 HOLEPLUG
231589 16	106		gravel	A/C GRAVEL PACK	1.08	CJ YD		

* are in Feet, all else is in inches

¹Description of gravel pack, i.e. engineered gravel pack, or gravel pit description (1/4 down) or brand name (best sand) natural formation, drilling cuttings, soil backfill

²Quantity #cubic yards, #Tons, #Sacks - (for drilling cuttings and soil backfill estimate quantity) Calculation assistance available on web

³Volume & Type: #gallons of a slurry, #Barrels of a slurry, #sacks used in the slurry, #Bags of non-slurry bentonite (chip-pellet-granular)

12. Well Geologic Materials Logged

WellID	FromDepth*	ToDepth*	Type	Hardness	Color	Other/Drilling Action
231589 0	2		Sand fine-med	Soft	Black	SILT
231589 2	40		Sand fine-med	Soft	Brown TR.	SILT
231589 40	65		Sand med-coarse	Soft	Brown	
231589 65	101		Sand med-coarse	Soft	Brown F/M	GRAVEL
231589 101	102		Sandy Clay	Soft	Brown	
231589 102	106		Sand med-coarse	Soft	Brown	SANDSTONE

* are in Feet.

TERMS & CONDITIONS

Taxes: 2017 Taxes of \$2,203.68 and prior years paid by the seller, 2018 taxes will be prorated to date of closing. **Earnest Money Payment & Contract:** At the conclusion of the auction the high bidder will enter into a real estate sales contract. Ten percent (10%) earnest money deposit is required on the day of the auction. The earnest money may be paid in the form of cash or check. All funds will be held in the escrow account of Custer Title & Abstract, Broken Bow, NE. The Seller will provide an owner's policy of title insurance in the amount of the contract price, reflecting marketable title subject to all easements, covenants, rights of way, leases and restrictions of record. The cost of title insurance and of escrow closing services will be paid equally by both the Seller and Buyer/s. **Conditions:** The subject real estate is being sold in "as is" condition without warranties either expressed or implied. Buyers shall rely on their information, judgment and inspection of the property. All information provided by the Auctioneers was derived from sources deemed reliable but is not guaranteed. Announcements day of sale supersede all advertising. JC Barr Auction & Real Estate and its representatives are acting as Agents of the Seller. If a survey is required to provide a legal description, that cost will also be divided equally between the buyer and seller. Seller will transfer and buyer will accept any existing government programs. **Sale Method:** The property will be offered as one tract. This property is being offered to the highest bidder and is selling subject to confirmation of the Seller. **Possession & Closing:** The projected closing date is on or about May 1st, 2018. The balance of the purchase price will be payable at closing, in cash, guaranteed funds, or by wire transfer at which time possession will be given. The sale is not contingent upon buyer financing. **Minerals:** All mineral interest owned by the Seller, if any, will convey to the Buyer/s.



Plan to be in Brewster, Ne for lunch at Uncle Bucks Lodge on April 16th. Then be prepared for bidding on a nice farm with great access, water and equipment.

