# **AUCTION SALE**

**152.13 +/- acres Blaine County, Nebraska** NW <sup>1</sup>/<sub>4</sub> 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.

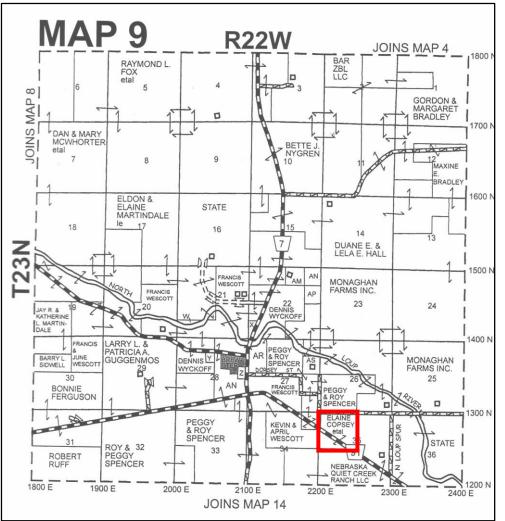
Monday April 16<sup>th</sup> 1:00 pm Uncle Bucks Lodge, Brewster, NE Open for Lunch

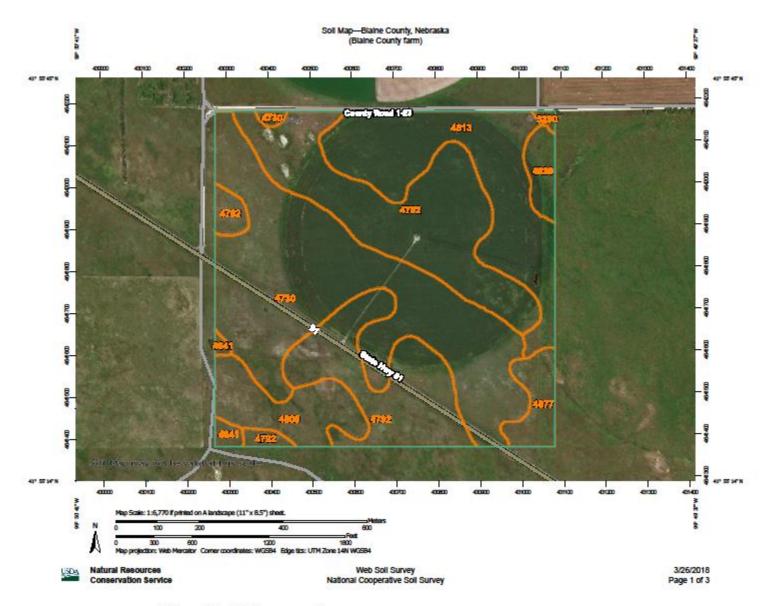


For more information or showing contact: Larry Tierney, Real Estate Sales 308-870-0466 jcbarrauctions.com JC Barr, Broker









## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	
4641	Ipage 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%	

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ell Reg	istration	or A	rea Permit		Paid: \$110.00 HHSS Fee: \$20.00 R Cash Fund: \$18.50 WWDF: 21.50 Billing ID: 45116		
urce!	Nebraska O	n Line:	Import Accep	ted Use:	Irrigation Owner ID: 125334		
port ID:	139992053	216368	Status Active	Registered Decommission	Registration		
ell ID:	228365			Date:	Registration Date: 5/13/2014	· · · · · ·	
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illing Firm:	Empl		Employer Downey Drilling, Inc.			Irrigati 1000gpm 360 ft	
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Well Locatio	on: <u>NE1/4NW</u> 23 North, Rang	1/4_ of ge 22 (	Section <u>35</u> West E/W), Blaine	County		360 ft	da
Natural Re	source District	: Uppe	r Loup Latitude	Longitude		U	
Well GPS (	Coordinates:		41° 55' 33.04"	-099° 50' 06.98"	PS Required		
Lat/Long D	D feet from	the	41.92584 Section line and	<u>-99.83527</u> feet from the <u>section line</u>			
The well is	ress or block	ot and	subdivision: Addr/Su	ub Div Block No Lot	·		
Location of	water use, if	applicat	ole (give legal descri	ption): <u>NWNW, NENW, SWNW</u> ,	SENW S35 T23 R22		
Well refere		opplied					
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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 minut	te. 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

228365.0	140	casing	15	16	0.5	ss ScrnSlotSize Materi PVC	JETSTREAM
28365 140	360	screen	15	16	0.5	0.085 PVC	JETSTREAM

\* are in Feet, all else is in inches

11. Grout and Gravel Pack - - 3

WellID FromDept	h ToDepth	Grout/Gravel	Material Description <sup>1</sup>	<b>Quantity Gravel</b>	Volume & Type Grou
2283650	6		A/C GRAVEL PACK	.642 CU YD	
2283656	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

<sup>1</sup>Description 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

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

<sup>3</sup>Volume & Type: #gallons of a slurry, #Barrels of a slurry, #sacks used in the slurry, #Bags of non-slurry bentonite (chip-pelletgranular)

#### 12. Well Geologic Materials Logged

WellID FromDept			Hardness	Color	Other/Drilling Action
2283650	2	Silt	Soft	Tan	
2283652	6	Sand fine-med		Tan	a percent of the fill of the
2283656	10	Sand med-coars	e Unconsolidated		
22836510	50	Gravel	Unconsolidated	China State State	SANDY CLAY STRS
228365 50	52	Sandy Clay	Soft	White	sense and the second
228365 52	- 97	Sand med-coars	e 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			SANDSTONE/ROOTLET
228365 142	159	Sand fine-med	Unconsolidated	Include All Property lies and the second	the second s
728365 159	160	Sand fine-med	Companyou	White	the second s
228365 160	203	Sand fine-med	Unconsolidated		
728365 203	211	Silt	Soft		SANDY CLAY
228365 211	240	Sand fine-med	Unconsolidated		
228365 240	267	Sand fine-med	Unconsolidate	and the second se	SANDSTONE
228365 267	269	Silt	Soft	Tan	
228365 269	280	Sand fine-med	Unconsolidate	d Peppe	SANDSTONE/SILT LEN
228365 280	288	Sandy Clay	Soft	White	
228365 288	300	Sand med-coars	se Unconsolidate	d Peppe	ar
228365 300	302	Sandy Clay	Soft	Tan	
228365 302	- 315	Sand fine-med	Unconsolidate	d Peppe	T CALIFORNIA CONTRACTOR
228365 315	335	Sand fine-med	Unconsolidate	d Peppe	ar SANDSTONE
228365 335	343	Sandy Clay	Soft	Tan	

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		Fee Pair	d: \$70.00 HHSS			
Nell Registration or Area	Permit	DNR Ca	sh Fund: \$18.50 WWD	F: 21.50 a ID: 45152		
			Dimit	A area manage		
Nebroska On Import	Accepted	L. Use:	Ivestock Owner ID:	125334		
	Inactive Well (Well is n	ot Decommission	Registration	G-172171		
mport ID: 13999142389101 Status:	Pumping)	Date:	Number:			
Vell ID: 231589 NRD:	Upper Loup		Registration Date:	5/14/2014		
			Last Change	5/14/2014		
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438639 Down	ney Drilling, Inc.				1	1
. Well Location: <u>NW1/4NW1/4</u> of Sec	ction 35					
Township 23 North, Range 22 ( West	F/W) Blaine County					
Township 23 North, Range 22 ( mean	n					
B. Natural Resource District: Upper Lou Latitude	Longitude					
Well GPS Coordinates: 41° 55' 4	<u>-099° 50' 27.70"</u>	GPS Required				
Well GPS Coordinates: 41° 55' 4 41.92825	<u>-099° 50' 27.70"</u> <u>-99.84103</u>					
Well GPS Coordinates:     41° 55' 4       Lat/Long DD     41.92825       C. The well is:	<u>1.71"</u> <u>-099° 50' 27.70"</u> <u>-99.84103</u> tion line and <u>feet</u> from the division: Addr/Sub Div <u>E</u>	ne section line. Block No Lot				
Well GPS Coordinates:     41° 55' 4       Lat/Long DD     41.92825       C. The well is:	<u>1.71"</u> <u>-099° 50' 27.70"</u> <u>-99.84103</u> tion line and <u>feet</u> from the division: Addr/Sub Div <u>E</u>	ne section line. Block No Lot				
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Well GPS Coordinates:       41° 55' 4         Lat/Long DD       41.92825         C. The well is:       feet from the Sector         D. Street address or block, lot and subdes       Location of water use, if applicable (g         G. Well reference letter(s) if applicable:       Image: Sector         Vell Part of a Series       Well Part of a Series with Site Plan: No         erries       # of Wells Reg Total # Wells Acre         32142       ermits	1.71"       -099° 50' 27.70"         -99.84103         tion line and feet from th         division: Addr/Sub Div B         give legal description): NWN            es Acres Cert NRD Appr Start         No       3/27/	ne section line. Slock No Lot <u>NW S35 T23 R22W</u> EDate EndDate Comment	Series Reg Num (Exte	F	Description Wells in the lingle WellID Reg troject 231589 G- 172	e Series gCD StartDate EndDate 2171 <sup>3/</sup> 27/2014
Well GPS Coordinates:       41° 55' 4         Lat/Long DD       41.92825         C. The well is:       feet from the Sect         D. Street address or block, lot and subd       E.         E. Location of water use, if applicable (g       G.         G. Well reference letter(s) if applicable:       reference letter(s) if applicable:         vell In A Series       Wells Reg Total # Wells Acre         Wells       # Of Wells Reg Total # Wells Acre         32142       ermits	1.71"       -099° 50' 27.70"         -99.84103         tion line and feet from the         division: Addr/Sub Div E         give legal description):       NWN            es Acres Cert NRD Appr Start         No       3/27/         d Date(s)	ne section line. Slock No Lot <u>NW S35 T23 R22W</u> EDate EndDate Comment		F	Description Wells in the lingle WellID Reg troject 231589 G- 172	e Series JCD StartDate EndDate 2171 3/27/2014
Well GPS Coordinates:       41° 55' 4         Lat/Long DD       41.92825         C. The well is:       feet from the Sect         D. Street address or block, lot and subd       E.         E. Location of water use, if applicable (g       G.         G. Well reference letter(s) if applicable:       ////////////////////////////////////	1.71"       -099° 50' 27.70"         -99.84103         tion line and feet from the         division: Addr/Sub Div E         give legal description):       NWN            es Acres Cert NRD Appr Start         No       3/27/         d Date(s)	App Code		F	Description Wells in the lingle WellID Reg troject 231589 G- 172	e Series JCD StartDate EndDate 2171 3/27/2014
Well GPS Coordinates:       41° 55' 4         Lat/Long DD       41.92825         C. The well is:       feet from the Sect         D. Street address or block, lot and subd       E. Location of water use, if applicable (g         G. Well reference letter(s) if applicable:	1.71" <u>-099° 50' 27.70"</u> <u>-99.84103</u> tion line and feet from th division: Addr/Sub Div E give legal description): NWM 	App Code		F	Description Wells in the lingle WellID Reg troject 231589 G- 172	e Series JCD StartDate EndDate 171 3/27/2014
Well GPS Coordinates:       41° 55' 4         Lat/Long DD       41.92825         C. The well is:       feet from the Sectors         D. Street address or block, lot and subdes       Location of water use, if applicable (g         G. Well reference letter(s) if applicables         //ell In A Series         Well Part of a Series with Site Plan: No         Geries # of Wells Reg Total # Wells Across         Wermits         Area Permit	1.71" <u>-099° 50' 27.70"</u> <u>-99.84103</u> tion line and feet from th division: Addr/Sub Div E give legal description): NWM  es Acres Cert NRD Appr Start No No 3/27/ d Date(s) SWater Industri Transfer	App Code		F	Description Wells in the single WellID Reg roject 231589 G- 172	e Series JCD StartDate EndDate 171 <sup>3/27/2014</sup>
Well GPS Coordinates:       41° 55' 4         Lat/Long DD       41.92825         C. The well is:       feet from the Sect         D. Street address or block, lot and subd       E. Location of water use, if applicable (g         G. Well reference letter(s) if applicable:	1.71" <u>-099° 50' 27.70"</u> <u>-99.84103</u> tion line and feet from th division: Addr/Sub Div E give legal description): NWM  es Acres Cert NRD Appr Start No No 3/27/ d Date(s) SWater Industri Transfer	App Code		F	Description Wells in the lingle WellID Reg troject 231589 G- 172	e Series JCD StartDate EndDate 171 3/27/2014
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Well GPS Coordinates:       41° 55' 4         Lat/Long DD       41.92825         C. The well is:      feet from theSect         D. Street address or block, lot and subd       E.         E. Location of water use, if applicable       (g         G. Well reference letter(s) if applicable:       vell In A Series         Well Part of a Series with Site Plan: No       No         Veries # of Wells Reg Total # Wells Acre       32142         ermits       Aprvd         Area Permit	1.71"       -099° 50' 27.70"         -99.84103         tion line and feet from th         division: Addr/Sub Div E         give legal description): NWN            es Acres Cert NRD Appr Start         No       No         3/27/         d Date(s)         SWater         Industri         Transfer         Swater         Other	App Code		F	Description Wells in the lingle WellID Reg troject 231589 G- 172	e Series JCD StartDate EndDate 171 3/27/2014
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Well GPS Coordinates:       41° 55' 4         Lat/Long DD       41.92825         C. The well is:       feet from the Sect         D. Street address or block, lot and subd       E. Location of water use, if applicable:         S. Well reference letter(s) if applicable:       Yell In A Series         Well Part of a Series with Site Plan: No       Series # of Wells Reg Total # Wells Acre         Series       # of Wells Reg Total # Wells Acre         Permits	1.71"       -099° 50' 27.70"         -99.84103         tion line and feet from th         division: Addr/Sub Div E         give legal description): NWN            es Acres Cert NRD Appr Start         No       No         3/27/         d Date(s)         SWater         Industri         Transfer         Swater         Other	App Code		F	Description Wells in the lingle WellID Reg troject 231589 G- 172	e Series JCD StartDate EndDate 171 3/27/2014
Well GPS Coordinates:       41° 55' 4         Lat/Long DD       41.92825         C. The well is:       feet from the Sect         D. Street address or block, lot and subd       E. Location of water use, if applicable:         S. Well reference letter(s) if applicable:       Well reference letter(s) if applicable:         Well Part of a Series with Site Plan: No       Series         Series # of Wells Reg Total # Wells Acro       232142         Permits	1.71"       -099° 50' 27.70"         -99.84103         tion line and feet from th         division: Addr/Sub Div E         give legal description): NWN            es Acres Cert NRD Appr Start         No       No         3/27/         d Date(s)         SWater         Industri         Transfer         Swater         Other	App Code		F	Description Wells in the single WellID Reg 70ject 231589 172	e Series JCD StartDate EndDate 171 3/27/2014
Well GPS Coordinates:       41° 55' 4.         Lat/Long DD       41.92825         C. The well is:       feet from the Sect         D. Street address or block, lot and subd       E. Location of water use, if applicable:         S. Well reference letter(s) if applicable:       Yell in A Series         Well Part of a Series with Site Plan: No       Series # of Wells Reg Total # Wells Acro         Series       # of Wells Reg Total # Wells Acro         Z22142       Series         Permits	1.71"       -099° 50' 27.70"         -99.84103         tion line and feet from th         division: Addr/Sub Div E         give legal description): NWN            es Acres Cert NRD Appr Start         No       No         3/27/         d Date(s)         SWater         Industri         Transfer         Swater         Other	ae section line. Slock No Lot <u>WW S35 T23 R22W</u> Date EndDate Comment 2014 App Code ial r Conduct Code	Aprvd 1	F Date(s)	Pescription Wells in the single WellID Reg 70ject 231589 G- 231589 172	e Series JCD StartDate EndDate 2171 <sup>3</sup> /27/2014
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Well GPS Coordinates:       41° 55' 4         Lat/Long DD       41.92825         C. The well is:       feet from the Sect         D. Street address or block, lot and subd       E. Location of water use, if applicable (g         G. Well reference letter(s) if applicable:         Well Part of a Series with Site Plan: No         Series # of Wells Reg Total # Wells Acre         232142         Permits         Area Permit	1.71"       -099° 50' 27.70"         -99.84103         tion line and feet from the         division: Addr/Sub Div E         give legal description):       NWM            es Acres Cert NRD Appr Start         No       No         Joate(s)         SWater         Industri         Transfer         Swater         Other         ITN	Well Considere RegCD)	Aprvd I     d a replacement by NR ent Reg CD I was constructed	F Date(s)	Pescription Wells in the ingle WellID Reg roject 231589 172	e Series gCD StartDate EndDate 2171 3/27/2014

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

[ ] 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

http://wip/Wells/Registration/RegistrationPrint.aspx?Print=true&ReferenceID=231589[5/14/2014 9:06:15 AM]

#### well)

G. Location of water use of original well: \_\_\_\_

Decommission Information Decommission Date: \_\_Ву

8. Pump Information.

A. Is Pump installed at this time? No

Free Flowing Well: No

B. License No. CertificateID FirstName LastName Employer Owner drilled well &/or installed Owner drilled well &/or installed 1 pump pump C. Pumping Rate \_\_\_\_ gallons per minute. E. Drop pipe diameter \_\_\_\_ inches.

G. Pump equipment installed: \_\_\_\_

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

9. Well Construction Information

A. Total well depth: 106 feet.

C. Well Construction began: 3/27/2014

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

F. Casing and Screen Joints are: Glued

H. Total Estimate Capacity of Well \_\_\_ gallons per minute. I. Pumping water level at capacity: \_\_\_ feet.

Other Joints description:

D. Well Construction Completed: 3/27/2014

B. Static water level 18 feet.

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

NellID FromDe	pur topep	al case/sci	ccii insiaco.	and the design of the local design of the loca	Diam CaseThickness ScrnSlo	PVC	JETSTREAM
315890	80	casing	4.026	4.5	0.237	PVC	
	100	screen	4.026	4.5	0.237 0.02	PVC	JETSTREAM
31589 80	100	casing	4.026	4.5	0.237	PVC	<b>JETSTREAM</b>

\* are in Feet, all else is in inches

11. Grout and Gravel Pack

WellTD FromD	epth ToDep	th Grout/Gr	avel Material Descriptio	n <sup>1</sup> Quantity Gravel <sup>2</sup> Volume &Type Grout
2315890	6	gravel	A/C GRAVEL PACK	.072 CU YD
2315896	16	arout	BENTONITE	4 SACKS 3/4 HOLEPLUG
231589 16	106	gravel	A/C GRAVEL PACK	1.08 CU YD

\* are in Feet, all else is in inches

<sup>1</sup>Description 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

<sup>2</sup>Quantity #cubic yards, #Tons, #Sacks - (for drilling cuttings and soil backfill estimate quantity) Calculation assistance available

<sup>3</sup>Volume & Type: #gallons of a slurry, #Barrels of a slurry, #sacks used in the slurry, #Bags of non-slurry bentonite (chip-pelletgranular)

#### 12. Well Geologic Materials Logged

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

are in Feet.

http://wip/Wells/Registration/RegistrationPrint.aspx?Print=true&ReferenceID=231589[5/14/2014 9:06:15 AM]

Pump present but Well Inactive: No Well active, no pump installed: No

D. Pumping water level \_\_\_\_\_ feet.

- F. Length of pipe \_\_\_\_ in feet.
- H. Pump Brand/Type \_\_\_\_

### **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 1<sup>st</sup>, 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 16<sup>th</sup>. Then be prepared for bidding on a nice farm with great access, water and equipment.



