

AUCTION SALE

152 +/- 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, with drop nozzles running 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:**

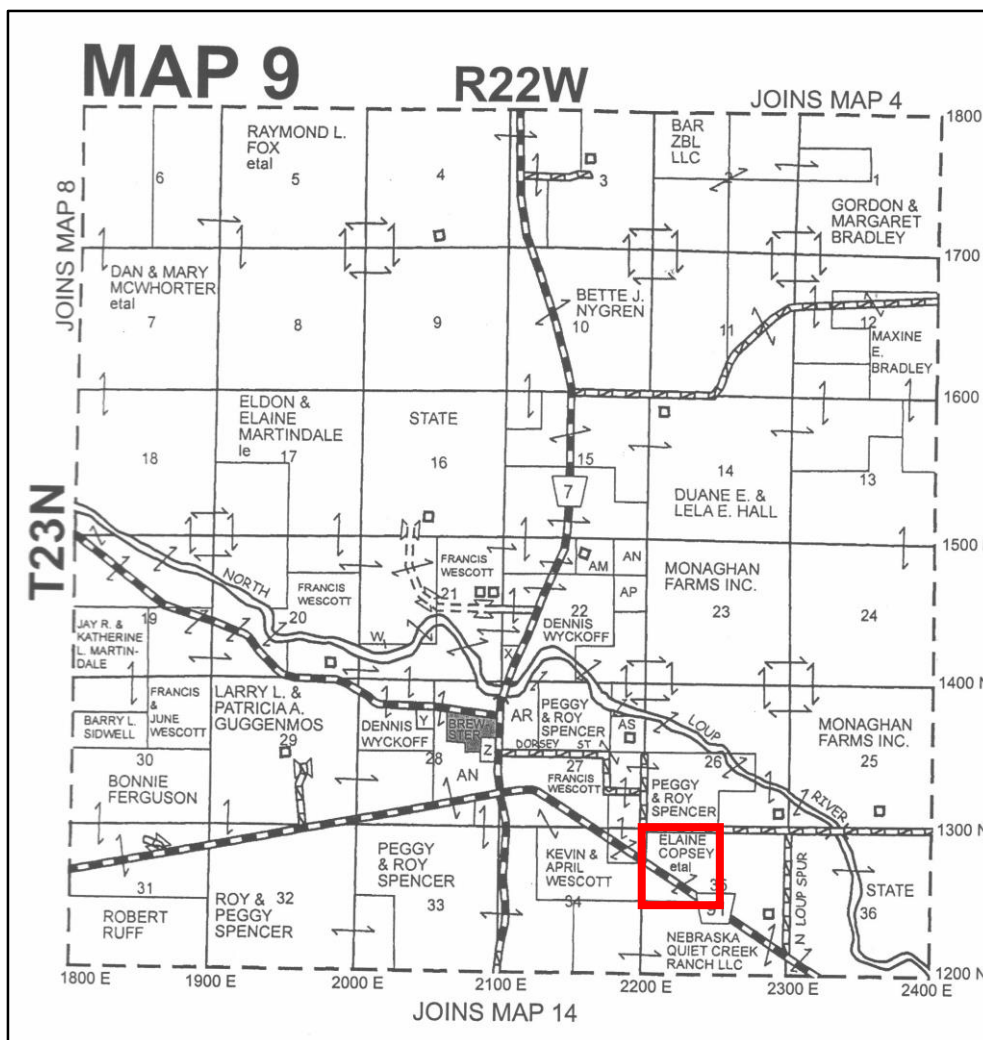
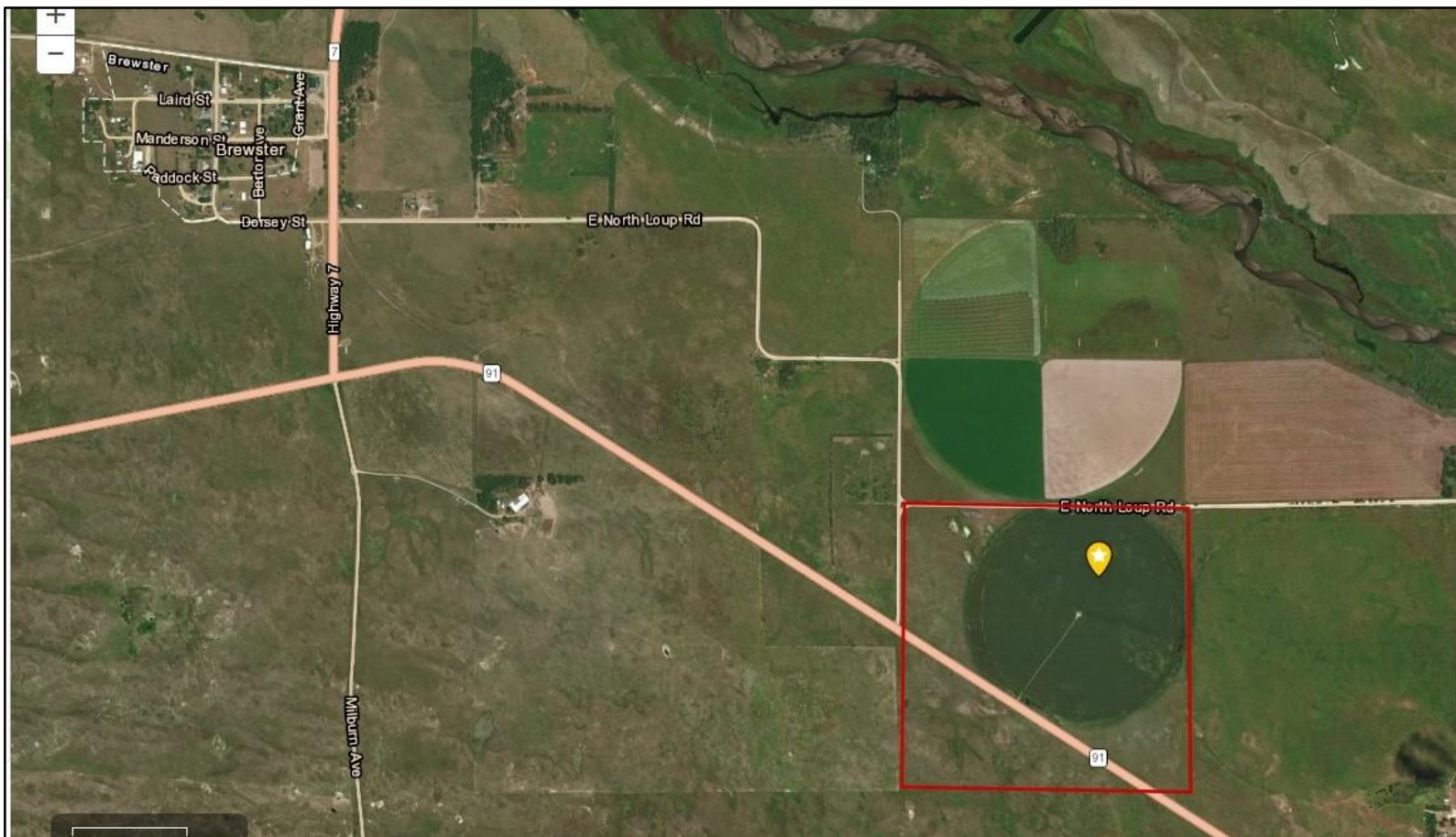
Larry Tierney, Real Estate Sales

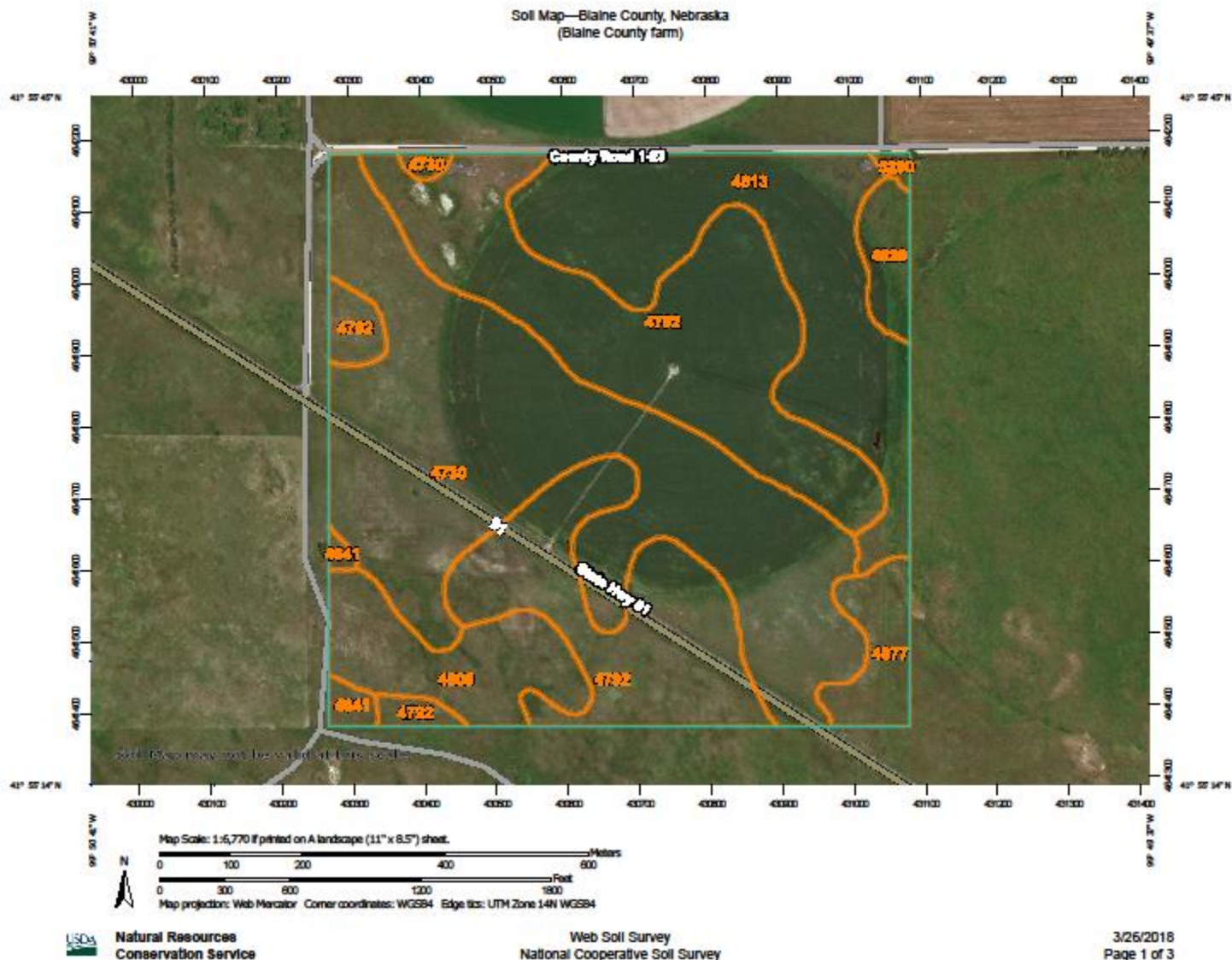
308-870-0466

jcbarrauctions.com

JC Barr, Broker







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 DNR Cash Fund: \$18.50 WWDF: 21.50 Billing ID: 45116	
Source:	Nebraska On-Line	Import Status:	Accepted	Use:	Irrigation Owner ID: 125334
Import ID:	139992053216368	Status:	Active Registered Well	Decommission Date:	Registration Number: G-172137
Well ID:	228365	NRD:	Upper Loup		Registration Date: 5/13/2014
Last Change User:	hsparke	Call Up Code:		Call Up Date:	Last Change Date: 5/13/2014

Owner:

ContactID	Type	SeqNum	Begin Date	End Date	Name
Display 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

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
228331			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	Aprvd Date(s)	SWater App Code	Aprvd Date(s)
GeoPermit	—	—	—	11/25/2013	Industrial	— — —
MWF	—	—	—	—	Transfer	— — —
WSP	—	—	—	—	Swater Conduct Code	— — —
HHSS	—	—	—	—	Other	— — —
HHSS PWS ID	—	—	—	—	ITN	— — —
NDEQ	—	—	—	—		— — —

5. Purpose of Well IrrigationOther 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)

Irrigation
1000 gpm
360 ft deep

G. Location of water use of original well: ____

Decommission Information

Decommission Date: ____ By

8. Pump Information.

A. Is Pump installed at this time? YesPump present but Well Inactive: NoFree Flowing Well: NoWell 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: 4/29/2014H. Pump Brand/Type WLRI. 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: 4/25/2014D. Well Construction Completed: 4/25/2014E. Bore hole diameter in inches. Top 28 Bottom 28F. 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

¹ 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 backfill² Quantity #cubic yards, #Tons, #Sacks - (for drilling cuttings and soil backfill estimate quantity) Calculation assistance available on web³ Volume & 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:	13999142389101	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

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 41° 55' 41.71" Longitude -099° 50' 27.70" GPS Required
Lat/Long DD 41.92825 -99.84103
- 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
232142			No	No			No		3/27/2014						PRO Single Project		
																	WellID RegCD StartDate EndDate
																	231589 G-172171 3/27/2014

Permits

	Aprv'd Date(s)		Aprv'd 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 LivestockOther 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)

Livestock

106 ft. Deep

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

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	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 2 Bottom 2

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 CU YD	
231589 6	16		grout	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

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 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.

