



**PLATTE RIVER RECOVERY IMPLEMENTATION PROGRAM  
LAND AUCTIONS QUESTIONS AND ANSWERS  
TRACTS 1715-1716-1717  
Updated May 7, 2018**

**QUESTIONS PERTAINING TO ALL PROPERTIES**

- 1) Are there restrictions on the properties being sold?**

*No.*

- 2) Can we submit the bids via email?**

*No, only sealed bids are accepted. Please see submission requirements in the bid sheets.*

- 3) Can we assume there are established boundary lines for each tract?**

*Yes, they have all been surveyed. Acreages for each property can be found in the tract-specific sections of the Q&A document below.*

- 4) Regarding Hall County Tracts 1715 and 1716, as well as Buffalo and Phelps County Tract 1717, are there any conservation or other similar easements that are or will be placed on the tracts that will limit the use of the property?**

*PRRIF will retain road easements of two of the three tracts to allow for access to their remaining property interests. 1717 will have an easement for road access along the west side of the property so PRRIF may access the remaining land north of the sale. 1716 will have an easement for use of the existing parking lot along the road. 1715 has a road easement into the inholding shown on the map and will have a road easement to allow for access to the accretion and main channel for PRRIF's remaining interest. PRRIF will not place conservation easements on any of the properties.*

- 5) Are there any Easements in place on any of the properties that are for sale?**

*Only road easements and any public record easements for items such as powerlines.*



## TRACT-SPECIFIC QUESTIONS AND ANSWERS

### TRACT 1715

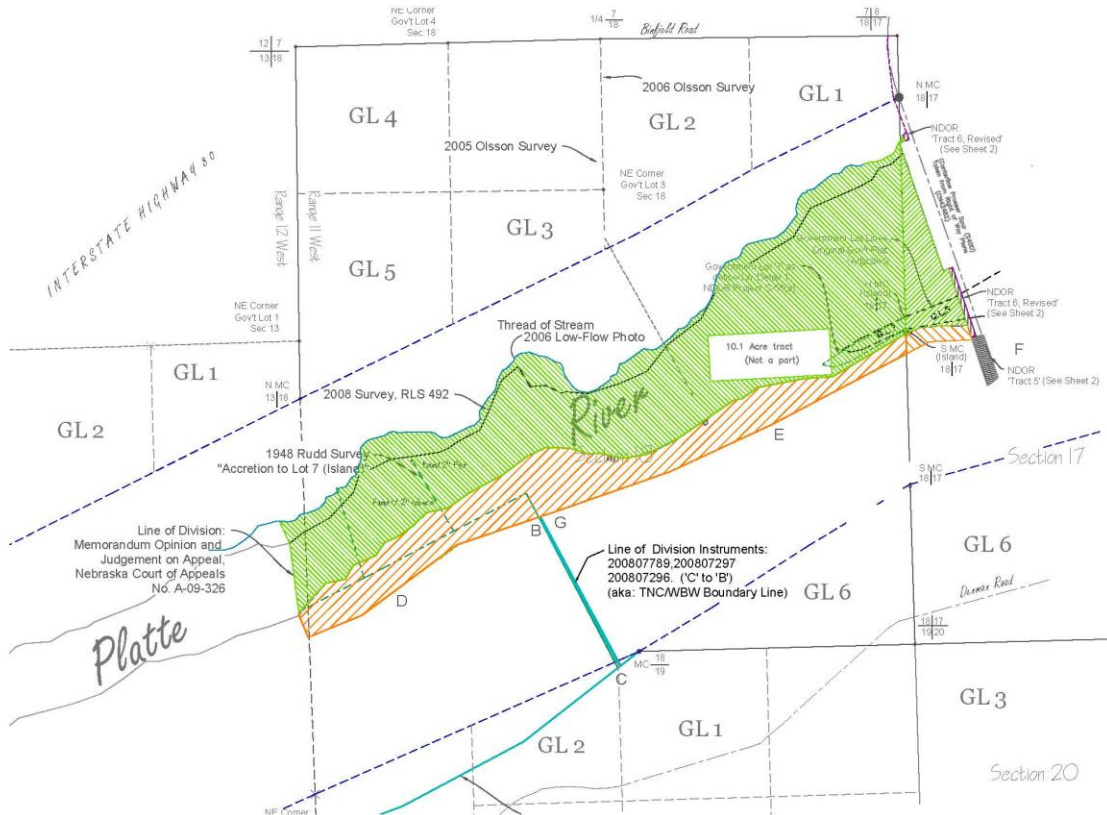
**1) When do the hunting rights on 1715 expire?**

*1715 hunting rights reserved by prior owner expire on June 11, 2018.*

**2) How many acres are described in the survey?**

*Green area for sale 128.83 acres*

*Orange area kept by PRRIF 44.25 acres*





- 3) **Is there an advantage to a buyer putting a conservation easement on the property?**  
*I cannot answer that. It will be up to the Governance Committee to decide if that represents value to them.*
- 4) **Is there any other access to the property?**  
*Just the one access point from the highway. That access is shared with the Inholding and PRRIF will keep access along the present road to the inholding and then go along the east side of the inholding to the river.*
- 5) **Will the survey be posted?**  
*The survey has been completed but will not be filed in the public records prior to bid closing. The sketch under question 2 shows the property details.*

## TRACT 1716

- 1) **How many acres are described in the survey? Is the survey complete?**  
*Yes. Final acres are 461.84 acres*
- 2) **Can a building be put up on the property?**  
*Yes. The property is sold with no reservations. Zoning and Hall County Planning has their own building restrictions. Check with them for details.*
- 3) **Will the parking lot remain?**  
*As of the showing time PRRIF will keep the parking lot using a 20 year easement. It will be used for providing parking for hunting on PRRIF land to the south. This may change if other suitable parking can be arranged. Buyer will regain full ownership of the parking lot following the 20 year use easement.*
- 4) **Any easements?**  
*PRRIF will retain a 20-year easement for use of the existing parking lot. The only other existing easements are any county road or utility easements in public record.*
- 5) **Can the property have a conservation easement placed on the property after purchase?**  
*Yes.*
- 6) **Is there a cattle watering tank?**  
*We had ordered the tank to be left but the contractor had a miscommunication and took the tanks away. No tanks are on the property and the water connection is not guaranteed. There was a submersible used for watering cattle, but it was pulled along with the solar unit. No guarantee on the quality of the remaining pipes or well.*



**7) How many acres of alfalfa?**

*Approximately 26 acres.*

**8) Are there any water rights/certified irrigated acres with the land?**

*No.*

**9) Is the north fence on the property line?**

*No. That is a fence of convenience. The center of the river is the property line.*

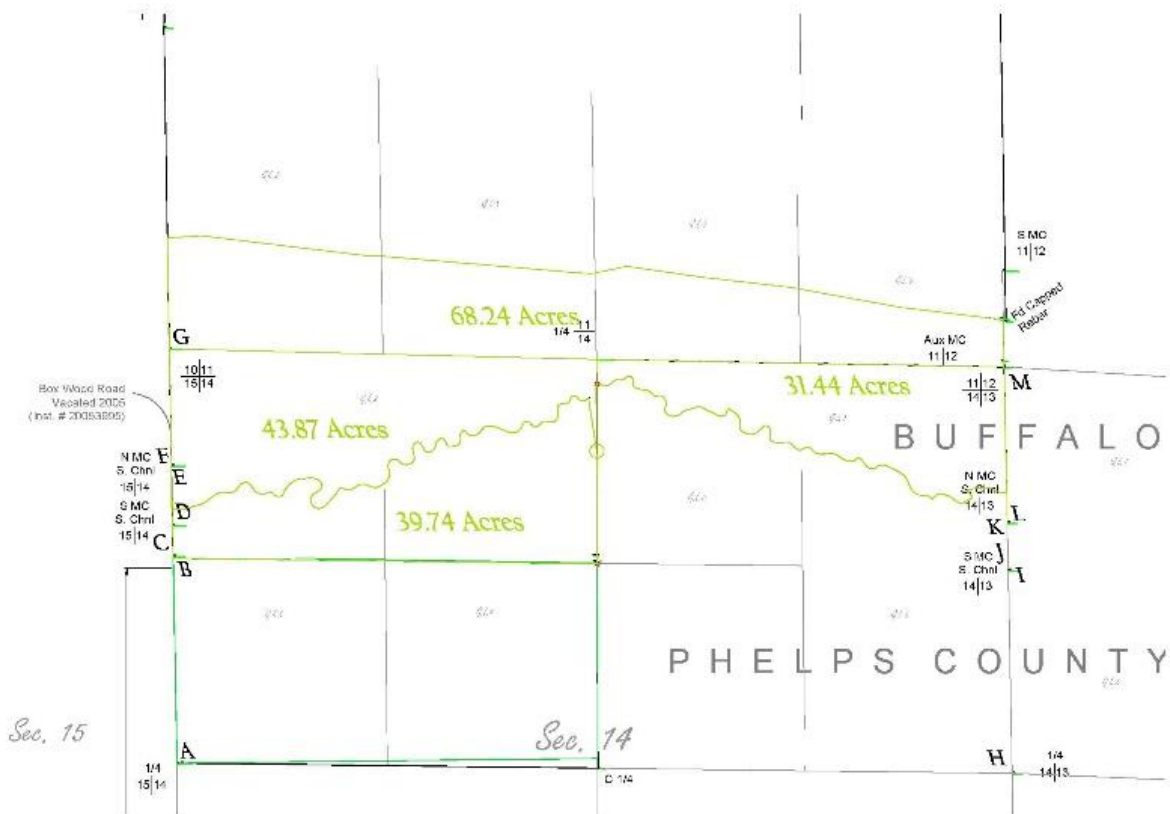


**TRACT 1717**

- 1) **The property does not show up on the Buffalo or Phelps GIS Workshop. Would you provide the Property ID for this specific tract of land?**

*All available location, acreage, and legal descriptions are defined in the bid documents and this Q & A sheet. See sketches of property with surveyed acres. Tax id numbers are provided here for reference:*

*Phelps County            000557911*  
*Buffalo County        part of 500120000    500125000*



- 2) **Will it be required by the seller that the sale of the property be executed within 30 days, or less, of a signed contract of sale, or is there opportunity for some leniency for a buyer to execute financing due to the narrow time frame existing between the promotion of and the sale date of the property?**



*Yes, the execution time is fixed. No extra time beyond the defined terms within the bid sheets and contract examples will be allowed. No exceptions for additional time will be done for financing. You must have all financing in place before bidding on the property.*

**3) How many acres are described in the survey?**

*39.74 acres in Phelps County  
143.55 acres in Buffalo County  
Total 183.29 acres*

**4) Will access be from both sides?**

*Road access will be provided from both road P and from road Q.  
Access for new buyer will depend on new gates being installed by buyer.*

**5) Is there a boundary line agreement with the southeast owner?**

*Yes. Attached.*

## AGREEMENT

Return to: Brian F. Beckner, Attorney at Law, P.O. Box 218, Osceola, NE 68651-0218

Agreement made 10-11-2013, 2013, between Platte River Recovery Implementation Foundation, a Nebraska nonprofit corporation, Trustee, Tract 1 Owner; and Donald D. Dealey, Trustee, and Jeannette L. Dealey, Trustee, Tract 2 Owner.

### RECITALS

A. The parties to this agreement are adjoining landowners of parcels of property located and described as follows:

Tract 1: **Lot 1 in Section 14, all in Township 8 North, Range 18, West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska; together with accretions thereto**

Owned by Platte River Recovery Implementation Foundation, a Nebraska nonprofit corporation, Trustee

And,

Tract 2: **Lots Five (5) and Six (6) in Section Fourteen (14), Township Eight (8) North, Range Eighteen (18), West of the 6<sup>th</sup> P.M., in Phelps County, Nebraska, together with accretions thereto**

Owned by Donald D. Dealey, Trustee, and Jeannette L. Dealey, Trustee

B. Each of the above parties as to their respective Tracts 1 and 2 also claim the possession of, right to, and ownership of certain accretion lands in the South Channel of the Platte River, which are accreted to, and appurtenant to their respective lands, as provided by law.

C. The existing boundary line between the two properties as set forth in the deeds held by the parties is located in the South channel of the Platte River, which is a braided stream. There exists south of the boundary line between the two parties a fence which is located on the property of the Tract 2 Owner. Tract 1 Owner agrees to install a fence on the north side of the South Channel of the Platte River which will be located on the property of Tract 1 Owner.

The parties hereto agree that the fence on the south side of the boundary line and the fence to be installed on Tract 1 Owner are not the boundary and which are convenient locations for the fences, and both parties agree that both fences can remain at said locations but that the actual location of the boundary is that set out in the survey of Virlyn S. Bolte, a copy of which is marked Exhibit "A", attached hereto, and incorporated herein by this reference. It is agreed that Tract 1 Owner or Tract 2 Owner could place a fence on the actual boundary of the parties at any time without any claim of ownership by the other owner or their successors or assigns.

CONVEYANCE

D. This Boundary line agreement shall run with the land and this Agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, devisees, personal representatives, successors and assigns, including but not limited to all future owners of Tracts 1 and 2. Each party to this agreement has caused it to be executed on the date indicated below.

Platte River Recovery Implementation  
Foundation, a Nebraska non-profit  
corporation, Trustee

BY: *Diane M. Wilson*  
Diane M. Wilson  
Executive Director

10-11-2013  
Date

*Donald D. Dealey Trustee*  
Donald D. Dealey, Trustee

10-11-13  
Date

*Jeannette L. Dealey Trustee*  
Jeannette L. Dealey, Trustee

STATE OF NEBRASKA )  
) ss:  
COUNTY OF LANCASTER )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of October, 2013, by Diane M. Wilson, Executive Director of Platte River Recovery Implementation Foundation, a Nebraska nonprofit corporation, Trustee.



*Juliann M. Rosso*  
Notary Public

STATE OF NEBRASKA )  
) ss:  
COUNTY OF Phelps )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of October, 2013, by Donald D. Dealey, Trustee.



*Nancy Renee Hoeck*  
Notary Public

STATE OF NEBRASKA )  
) ss:  
COUNTY OF Phelps )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of October, 2013, by Jeannette L. Dealey, Trustee.



*Nancy Renee Hoeck*  
Notary Public



# EXHIBIT "A"

**A Retracement Survey**

## Survey Record

Government Lots Three (3) and Four (4) and all adjacent thereto, located in Section Fourteen (14), Township Eight (8) North, Range Eighteen (18) West of the Sixth Principal Meridian (6th P.M.), Phelps County, Nebraska AND

Government Lots One (1) and Two (2) and all adjacent thereto, located in Section Fourteen (14), Township Eight (8) North, Range Eighteen (18) West of the Sixth Principal Meridian (6th P.M.), Buffalo County, Nebraska AND

Government Lots Two (2), Three (3), Four (4) and Five (5) with select adjacent corners all located in Section Eleven (11), Township Eight (8) North, Range Eighteen (18) West of the Sixth Principal Meridian (6th P.M.), Buffalo County, Nebraska AND

Government Lots One (1), Two (2), Three (3) and Four (4), lying South of the Interstate Highway (3 1/2 miles W. of W.), AND all adjacent thereto, located in Section Twelve (12), Township Eight (8) North, Range Eighteen (18) West of the Sixth Principal Meridian (6th P.M.), Buffalo County, Nebraska.

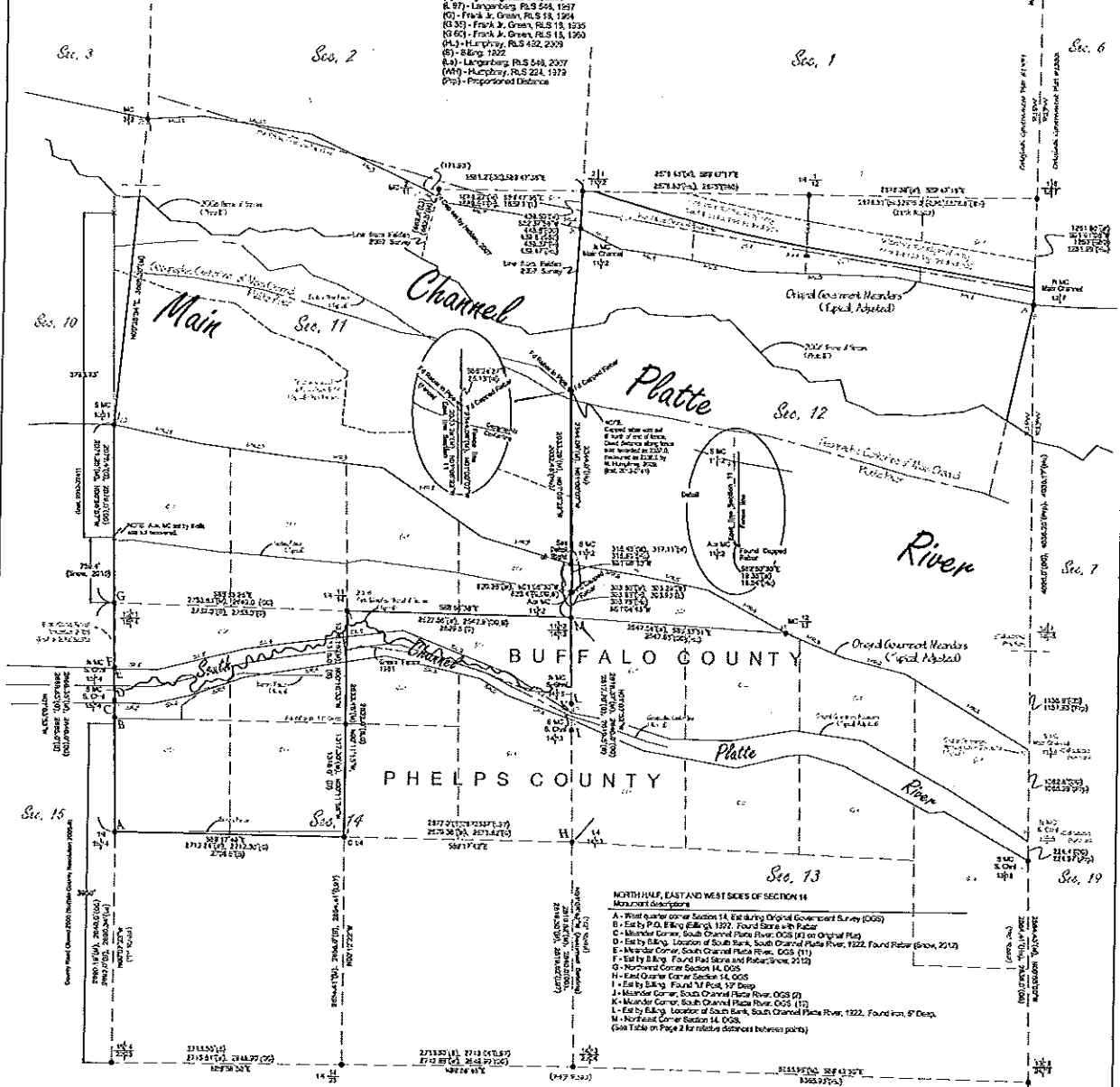
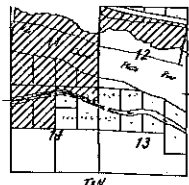
BOOK OF SHEETS  
Page 1 - Plat  
Page 2 - Government Corner Table  
Monetary for Government Table of Area

Page 1 - Plat

Scale: 1"=600'

**Legend**

- (M) - Measured
- (OG) - Original Government
- (H) - Hecken, PLS 301, 2007
- (W) - Wicks, PLS 318, 1966
- (L) - Langenberg, PLS 698, 2009
- (R) - R. 97 - Langenberg, PLS 548, 1987
- (G) - Frank J. Green, PLS 18, 1894
- (S) - Frank J. Green, PLS 18, 1895
- (B) - Frank J. Green, PLS 18, 1900
- (H) - Humphrey, PLS 432, 2009
- (B) - Blong, 1925
- (L) - Langenberg, PLS 548, 2007
- (H) - Humphrey, PLS 224, 1979
- (D) - Proportioned Distance



**NORTH HALF, EAST AND WEST SIDES OF SECTION 14**  
Monument descriptions

A - West Quarter corner Section 14, set during Original Government Survey (OGS)  
 B - East by P.D. Blong, Blong, 1927, Found Stone with Marker  
 C - Marker Corner, South Channel Platte River, OGS (1) on Original Plat  
 D - East by Blong, Location of South Bank, South Channel Platte River, 1922, Found Plate (SHOW, 20 1/2")  
 E - Marker Corner, South Channel Platte River, OGS (11)  
 F - East by Blong, Found Red Stone and Rubber Stone, 20 1/2"  
 G - Northwest Corner Section 14, OGS  
 H - East Quarter Corner Section 14, OGS  
 I - East by Blong, Found 1 1/2" Rock, 197 Deep  
 J - Marker Corner, South Channel Platte River, OGS (2)  
 K - Marker Corner, South Channel Platte River, OGS (17)  
 L - East by Blong, Location of South Bank, South Channel Platte River, 1922, Found iron, 8" Deep  
 M - Northeast Corner Section 14, OGS.  
 (See Table on Page 2 for relative distances between points)

L. Vahra S. R. R. R., a duly Registered Land Surveyor in the State of Nebraska, hereby certifies that the above plat is from an accurate survey conducted on November 3, 2012, under my direct supervision.

L. Vahra S. R. R. R. ALS 61H  
302 Road 3  
Henderson, NE 68131  
(402) 721-3244

# Retrace Survey

## Survey Record

Government Lots Three (3) and Four (4) and all accretions thereon, located in Section Fourteen (14), Township 174N, Range 18E, Section 13, West of the South Principal Meridian (26th P.M.), Phelps County, Nebraska AND

Government Lots One (1) and Two (2) and all accretions thereon, located in Section Fourteen (14), Township 174N, Range 18E, Section 13, West of the South Principal Meridian (26th P.M.), Phelps County, Nebraska AND

Government Lots Two (2), Three (3), Four (4) and Five (5) with select accretions thereon, all located in Section Eleven (11), Township 174N, Range 18E, Section 16, West of the South Principal Meridian (26th P.M.), Buffalo County, Nebraska AND

Government Lots One (1), Two (2), Three (3) and Four (4), lying South of the Township 174N, Range 18E, Section 16, West of the South Principal Meridian (26th P.M.), Buffalo County, Nebraska

### Government Corner Ties

**01**  
11/15  
Found white stone, 12" dia., with iron on north and south side of stone. Southeast 63.81 to 2" nail in power pole, 22' high, NW face. Northeast 43.11 to 5" x 24" rebar, flush. North-west 43.11 to 5" x 24" rebar, flush. East 15' to corner fence post. South 24' to center line of asphalt road, 12' deep. LAT: N47°41'22.52" LON: W099°19'12.17"

**02**  
11/16  
Found white stone, 12" dia., found pipe on west side of stone, 15' deep. Northeast 43.11 to rail to top corner fence post. Southwest 43.11 to rail to top corner fence post, 24' high, in face. South 33.77 to top corner fence post in concrete breast corner. Southeast 43.11 to 5" x 24" rebar, flush. In center hole of rebar, 2" deep. East 15' to center line of asphalt road, 12' deep. LAT: N47°41'22.52" LON: W099°19'12.17"

**03**  
11/17  
Found 1 1/4" pipe, 6" deep. West 22' to East Edge Drive Road. East 33.77 to 5" x 24" rebar, flush. Southeast 43.11 to rail to top corner fence post. South 24' to center line of asphalt road, 12' deep. LAT: N47°41'22.52" LON: W099°19'12.17"

**04**  
11/18  
Found 1 1/4" pipe, 6" deep. West 22' to East Edge Drive Road. East 33.77 to 5" x 24" rebar, flush. Southeast 43.11 to rail to top corner fence post. South 24' to center line of asphalt road, 12' deep. LAT: N47°41'22.52" LON: W099°19'12.17"

**05**  
11/19  
Found 1 1/4" pipe, 6" deep. West 22' to East Edge Drive Road. East 33.77 to 5" x 24" rebar, flush. Southeast 43.11 to rail to top corner fence post. South 24' to center line of asphalt road, 12' deep. LAT: N47°41'22.52" LON: W099°19'12.17"

**06**  
11/20  
Found 1 1/4" pipe, 6" deep. West 22' to East Edge Drive Road. East 33.77 to 5" x 24" rebar, flush. Southeast 43.11 to rail to top corner fence post. South 24' to center line of asphalt road, 12' deep. LAT: N47°41'22.52" LON: W099°19'12.17"

**07**  
11/21  
Found 1 1/4" pipe, 6" deep. West 22' to East Edge Drive Road. East 33.77 to 5" x 24" rebar, flush. Southeast 43.11 to rail to top corner fence post. South 24' to center line of asphalt road, 12' deep. LAT: N47°41'22.52" LON: W099°19'12.17"

**08**  
11/22  
Found 1 1/4" pipe, 6" deep. West 22' to East Edge Drive Road. East 33.77 to 5" x 24" rebar, flush. Southeast 43.11 to rail to top corner fence post. South 24' to center line of asphalt road, 12' deep. LAT: N47°41'22.52" LON: W099°19'12.17"

**09**  
11/23  
Found 1 1/4" pipe, 6" deep. West 22' to East Edge Drive Road. East 33.77 to 5" x 24" rebar, flush. Southeast 43.11 to rail to top corner fence post. South 24' to center line of asphalt road, 12' deep. LAT: N47°41'22.52" LON: W099°19'12.17"

**10**  
11/24  
Found 1 1/4" pipe, 6" deep. West 22' to East Edge Drive Road. East 33.77 to 5" x 24" rebar, flush. Southeast 43.11 to rail to top corner fence post. South 24' to center line of asphalt road, 12' deep. LAT: N47°41'22.52" LON: W099°19'12.17"

**11**  
11/25  
Found 1 1/4" pipe, 6" deep. West 22' to East Edge Drive Road. East 33.77 to 5" x 24" rebar, flush. Southeast 43.11 to rail to top corner fence post. South 24' to center line of asphalt road, 12' deep. LAT: N47°41'22.52" LON: W099°19'12.17"

**12**  
11/26  
Found 1 1/4" pipe, 6" deep. West 22' to East Edge Drive Road. East 33.77 to 5" x 24" rebar, flush. Southeast 43.11 to rail to top corner fence post. South 24' to center line of asphalt road, 12' deep. LAT: N47°41'22.52" LON: W099°19'12.17"

**13**  
11/27  
Found 1 1/4" pipe, 6" deep. West 22' to East Edge Drive Road. East 33.77 to 5" x 24" rebar, flush. Southeast 43.11 to rail to top corner fence post. South 24' to center line of asphalt road, 12' deep. LAT: N47°41'22.52" LON: W099°19'12.17"

**14**  
11/28  
Found 1 1/4" pipe, 6" deep. West 22' to East Edge Drive Road. East 33.77 to 5" x 24" rebar, flush. Southeast 43.11 to rail to top corner fence post. South 24' to center line of asphalt road, 12' deep. LAT: N47°41'22.52" LON: W099°19'12.17"

**15**  
11/29  
Found 1 1/4" pipe, 6" deep. West 22' to East Edge Drive Road. East 33.77 to 5" x 24" rebar, flush. Southeast 43.11 to rail to top corner fence post. South 24' to center line of asphalt road, 12' deep. LAT: N47°41'22.52" LON: W099°19'12.17"

**16**  
11/30  
Found 1 1/4" pipe, 6" deep. West 22' to East Edge Drive Road. East 33.77 to 5" x 24" rebar, flush. Southeast 43.11 to rail to top corner fence post. South 24' to center line of asphalt road, 12' deep. LAT: N47°41'22.52" LON: W099°19'12.17"

**17**  
11/31  
Found 1 1/4" pipe, 6" deep. West 22' to East Edge Drive Road. East 33.77 to 5" x 24" rebar, flush. Southeast 43.11 to rail to top corner fence post. South 24' to center line of asphalt road, 12' deep. LAT: N47°41'22.52" LON: W099°19'12.17"

Block #	Subdiv.	ADJUSTED GOVERNMENT BEANCES			
		Area (sq. ft.)	Area (Ac.)	Area (Sq. Yds.)	Area (Sq. Rods)
6404	14-8-18W	303.89	7.00	827.22	581
6405	14-8-18W	303.89	7.00	827.22	581
6406	14-8-18W	303.89	7.00	827.22	581
6407	14-8-18W	303.89	7.00	827.22	581
6408	14-8-18W	303.89	7.00	827.22	581
6409	14-8-18W	303.89	7.00	827.22	581
6410	14-8-18W	303.89	7.00	827.22	581
6411	14-8-18W	303.89	7.00	827.22	581
6412	14-8-18W	303.89	7.00	827.22	581
6413	14-8-18W	303.89	7.00	827.22	581
6414	14-8-18W	303.89	7.00	827.22	581
6415	14-8-18W	303.89	7.00	827.22	581
6416	14-8-18W	303.89	7.00	827.22	581
6417	14-8-18W	303.89	7.00	827.22	581
6418	14-8-18W	303.89	7.00	827.22	581
6419	14-8-18W	303.89	7.00	827.22	581
6420	14-8-18W	303.89	7.00	827.22	581
6421	14-8-18W	303.89	7.00	827.22	581
6422	14-8-18W	303.89	7.00	827.22	581
6423	14-8-18W	303.89	7.00	827.22	581
6424	14-8-18W	303.89	7.00	827.22	581
6425	14-8-18W	303.89	7.00	827.22	581
6426	14-8-18W	303.89	7.00	827.22	581
6427	14-8-18W	303.89	7.00	827.22	581
6428	14-8-18W	303.89	7.00	827.22	581
6429	14-8-18W	303.89	7.00	827.22	581
6430	14-8-18W	303.89	7.00	827.22	581

Block #	Subdiv.	NORTH-SOUTH, EAST AND WEST SIDES OF SECTION 14			
		Area (sq. ft.)	Area (Ac.)	Area (Sq. Yds.)	Area (Sq. Rods)
A-8	14-8-18W	134.87	3.09	847.57	605
B-8	14-8-18W	134.87	3.09	847.57	605
C-8	14-8-18W	134.87	3.09	847.57	605
D-8	14-8-18W	134.87	3.09	847.57	605
E-8	14-8-18W	134.87	3.09	847.57	605
F-8	14-8-18W	134.87	3.09	847.57	605
G-8	14-8-18W	134.87	3.09	847.57	605
H-8	14-8-18W	134.87	3.09	847.57	605
I-8	14-8-18W	134.87	3.09	847.57	605
J-8	14-8-18W	134.87	3.09	847.57	605
K-8	14-8-18W	134.87	3.09	847.57	605
L-8	14-8-18W	134.87	3.09	847.57	605
M-8	14-8-18W	134.87	3.09	847.57	605
N-8	14-8-18W	134.87	3.09	847.57	605
O-8	14-8-18W	134.87	3.09	847.57	605
P-8	14-8-18W	134.87	3.09	847.57	605
Q-8	14-8-18W	134.87	3.09	847.57	605
R-8	14-8-18W	134.87	3.09	847.57	605
S-8	14-8-18W	134.87	3.09	847.57	605
T-8	14-8-18W	134.87	3.09	847.57	605
U-8	14-8-18W	134.87	3.09	847.57	605
V-8	14-8-18W	134.87	3.09	847.57	605
W-8	14-8-18W	134.87	3.09	847.57	605
X-8	14-8-18W	134.87	3.09	847.57	605
Y-8	14-8-18W	134.87	3.09	847.57	605
Z-8	14-8-18W	134.87	3.09	847.57	605

TABLE OF AREAS	
<b>Section 14-8-18W (Acres)</b>	
PHELPS COUNTY:	134.87
Government Lots 3 and 4	12.38
<b>TOTAL</b>	<b>122.15</b>
<b>BUFFALO COUNTY:</b>	
Government Lot 1	25.77
Accretion Parcel	2.62
Government Lot 2	24.59
Accretion Parcel	0.82
<b>TOTAL</b>	<b>73.80</b>
<b>Section 11-8-18W</b>	
BUFFALO COUNTY:	136.72
Government Lots 2, 3 & 4	32.83
Accretion Parcel	24.59
(including dead reference NST-2018-2741)	
<b>TOTAL</b>	<b>194.14</b>
<b>Section 12-9-18W</b>	
BUFFALO COUNTY:	43.75
Government Lots 1, 2, 3 & 4	134.86
Accretion Parcel	75.75
<b>TOTAL</b>	<b>254.36</b>

NOTE: This survey is meant to encompass land described in the following deeds:  
 PHELPS COUNTY NEBRASKA: Deed Book 87, Page 253.  
 BUFFALO COUNTY NEBRASKA: Instrument numbers 2012-2740, 2012-2741.