

# 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

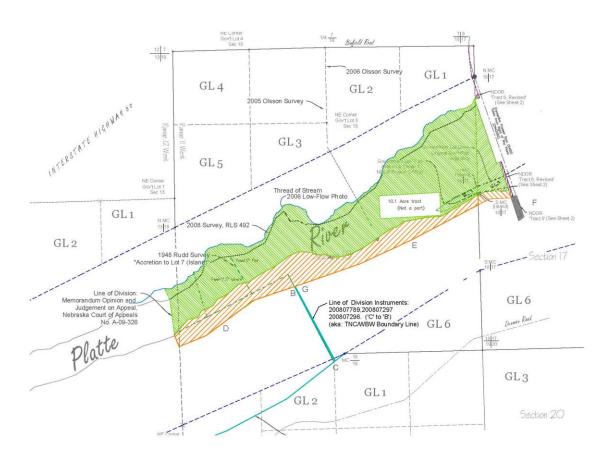
## **TRACT 1715**

# 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.



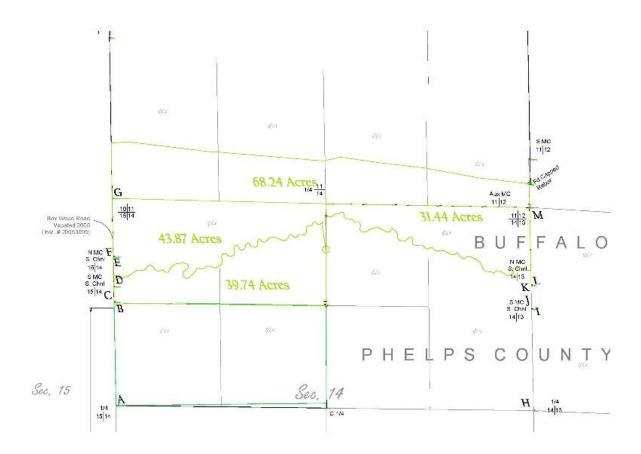
## **TRACT 1717**

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 <u>/O-//-2013</u>, 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 6th 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

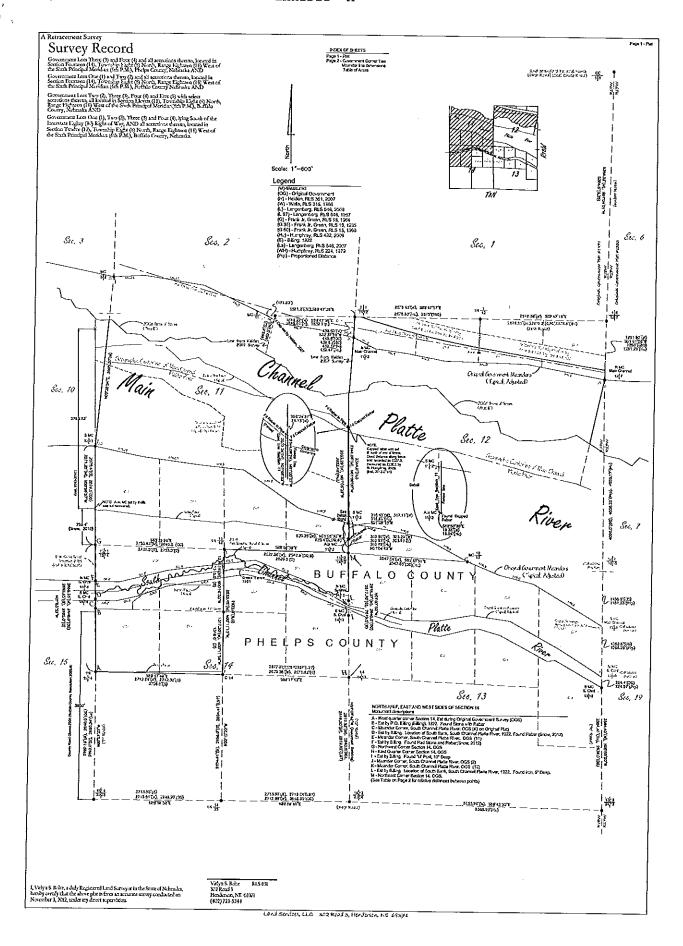
- B. Each of the above parties as to their respective Tracts 1 and 2 also claim the possession of, right to, and ownership of certain accretion lands in the South Channel of the Platte River, which are accreted to, and appurtenant to their respective lands, as provided by law.
- C. The existing boundary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

	one has eaused to be executed on the trate indicated below
	Platte River Recovery Implementation Foundation, a Nebraska non-profit corporation, Trustee  BY:  Diane M. Wilson Executive Director
<u>/o-//-2013</u> Date	Donald D. Dealey, Trustee
	Descritte & Disley Duster Scannette L. Dealey, Trustee
STATE OF NEBRASKA ) ) ss: COUNTY OF LANCASTER )	
<u> </u>	as acknowledged before me this <u>28<sup>fk</sup></u> day of ne M. Wilson, Executive Director of Platte River Recovery raska nonprofit corporation, Trustee.
GENERAL NOTATY - State of Nebraska JULIANN M. ROSSO My Comm. Exp. Oct. 28, 2014	Ngtary Public
STATE OF NEBRASKA )  COUNTY OF httpo	
The foregoing instrument w.	as acknowledged before me this 11 the day of onald D. Dealey, Trustee.
GEHERAL NOTARY - State of Nebreskel NANCY RENEE HOECK My Comm. Exp. June 10, 2017	Notary Public Cener Stoech
STATE OF NEBRASKA ) ss:	
The foregoing instrument was	as acknowledged before me this 1 the day of unnette L. Dealey, Trustee.
GEHERAL NOTARY - State of Nebreska NANCY RENEE HOECK My Comm. Exp. June 10, 2017	Nancy Rence Social



A Retracement Survey

Survey Record

Groveraget I for three (b) and Rur (f) and all surveices duries, Leand in Section Decreme (f), Thorselfold (b) North, Rusy Farleson (f) West of Section Decreme (f), Thorselfold (b) North, Rusy Farleson (f) West of Section (f) Order (f) and the surveices of Annual Annual Insertion for some (if II), Proved (b) Eight (b) North, Rusy Edward (b) North Section for Such Principal Medical (f) Decreme (b) North, Rusy Edward (b) North Section for Such Principal Medical (c) (c) The (f), Principal Annual (c) (d) Poly (b) North, Rusy Edward (b) North Section (b) North, Rusy Edward (b) North County, North Annual (c) (d) Poly (c) (c) North, Rusy Edward (c) (d) North, Rusy Edward (d) North (c) (d) North, Rusy Edward (d) North (c) (

1/5	Found జోనికి కమాత, 137 రేజున్ల అను గారా లా గారాని తానే కనిమి కము లో తిరాం.			Park phy phy Europ Eugener
WEDN	Ford at the street To day, we have on most and such acting of street. Southers 6051 in M calls in proper policy 27 bigs, NNM has introduce 6145 in 55704 risks, fluids Northers 6145 in 55704 risks, fluids East to start in 55704 risks, fluid East to start in 55704 risks, fluid South To start in 55704 risks, fluid South To start in 55704 risks, fluid South To start in 64704 risks fluids Unit in 7414 risks fluids in 75704 risks  Links in 7414 risks fluids in 75704 risks  1041 risks fluids in 75704 risks  105704 risks fluids fluids  105704 risks fluids fluids  105704 risks fluids  105704 r	<u>स्त</u> ्रीय	Found content attract, 17' drops, with pipe, on such pate. They have pated of high between shipty on tap, north other Result and some places of the content attract, and they are places of the content attract, and 4' if it is well stress practing goods and doubt between the content attracts, and they are stress proceed and the content attracts a	\$405m 14 - 507h Chard - 507h Filly ( few 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
16	Found within storms, 11° cleap, Found pipe on write with of storms, 15° cleap, Northwest 616 to mail hit go come force proof.  Southwest 616 to mail with 616 to prove print, 21° legit, 16° found 500 cleans 610 to mail with 616 to prove print, 21° legit, 16° found 517 cleans 610 to mail with 616 to prove print, 21° legit of 510° legit 610°	19		Section (4 - Same Convol.) - Same (4 - Same
ONCE SE	and the same of th	1.4 1	Found 1/2 Proj. Both and July on grand surface. Executive secural pipes be mild seprete. Residency for pulped as the Done 58 mole risks in cortic of meaning pipe seprent, 27 days. Planed cap on where, soon is it for long grand. Section 50 of the grand of the grand section 50 of the grand section 50 of the grand section 60 of the Grand Secti	11 100 10 100 100 100 100 100 100 100 1
Main Chass 12 7 2  3	(4) Four large steel (Apr., Seef SSY, SS) make with copy in certain large pipe. What IZ is that wise large proving earth and south Northwest 22.5% to 5.5% 24 males, Lash Northwest (LLS to 5.5% 24 males, Lash What 32.5% to 5.5% 24 males, Lash	N MC	entransport research to the forest care care and	TRUE 684 NOTICE 100  STORY 15 15412 12510 NEZITYETH 1651  SOLID 7123 NEGATY 1654  Red 10 1232 NEGATY 1654  Red 10 1542 NEGATY 1654  NEGATY 1542 NEGATY 1654  NEGATY 1542 NEGATY 1654
A A A	LAT: M474355.CF (ON W.9971811.73*	8. Oa 15[14 (in	Pois focation is a front as a calculated position. Buffeld and Princips County Guings of element and to a seek this course to avoid contraction with entiring secondary work done by Ellings, in 1922, No non-most sends at this focation.	1454.58 1365.01 1465.977774 1465 143.79 254.0 143.777274 1450 121.45 145.0 142.77274 1453 124.77 1254.0 17577274 1453
P S.Oni	Found I 14" Pros. From 2. What 20' to East Edge Origin Road Sad 31-5" to 5-3" for refer 6-50	8 I/C 8. Ox	This location is shown as a calculated position. Buttalo and Pholos	20 St. 2017-18: (Deced-Sub) Art; Set 25 197-25 1880 Revenue M.1 UMAP 17: 10 1927-17: 14.2 SEXT 20 N. THEFT M.3
MAN	Four II Let' Peo, B' resp. West 20 to Base Edge Diver, Road East 31-49 to 5/19 Edge Houre, Boad East 31-49 to 5/19 Edge Houre, Boad Southeast 6/10 for that in proving play. Phigh, Sinh Soot Boad Southeast 6/10 for the sinh proving play.  South 5 to 15 to 6 display forms survival years South 5 to 15 to 6 display forms survival years South 5 to 15 to 6 display forms survival years South 6/10 forms years South 6/10 fo	15\$14 1.51	confusion with missing secondary work durin by Elfings, in 1922.  No non-union exists at this location.	8527 720 NOTATION NA 7536 8510 NOTATION NA 52139 SHII NOTATION NA 84451 7514 7520 NOTATION NA
13/15 24/13	Found Let' you pin in suchop Aughait Road 7 (T., Southead 4122" to 200 cell in prover pile, 67 high, William Nathread 44 hit in 16 feet line beard and Cop- ley and the second cop- ley feet in 16 months for septial transit	1.4 1.5 14	Fourd Murthurs Cop. 2" date, East 14 to 15 Yeak to power puls, N loca, 17 high Northwell Sidd to 15 Yeak to power puls, 18 high, SM blos Northwell Sidd to 16 Yeak to be such and Cop Northwell Sidd to 16 Yeak to be such as Sidd Sidd Too to the Sidd Yeak Yeak to Build Sidd Too to the Sidd Yeak to the UAT NAY 38 SIDD TO WHOM TO TAKE TO LAT NAY 38 SIDD TO WHOM TO TAKE TO	27 272/25 15510 18675/27W 4L3 122.25 15510 18775/27W 4L3 26 27.17 6910 32775/27W 4L1
uda				ACREM HALF, EAST AND WEST SURS OF SECTION IN No. 4 and distributes
14[13 23[24	Found Survey Marker Neil in eurface peopleàl mod 747, South 9 S in certair fine respiral red to fine acts 12 mad proving roots	C 14	Fast Pipe, 12' deep	September 197 States September 1970 States 1970 September 1970 Sep
	Si Fee with O' could second profit Fee! All to usual prices profit Fee! All to usual fee on.  Not Prices! CAST to call the lay have been post.  Not Prices! CAST to call the lay have been post.  Not Prices! CAST to call the lay have been post. O' top, in does 50.2 heart ALST to had he had been post that for post.  Southeast ALST to had he had been post that one short post.  Southeast ALST to had he had been a book on the could be Southeast ALST to have he post post of OAP  LAT INSTITUTE TO CAST TO STATE TO THE	Sec 14	FOAT Pipe, LEP despr York EAP to with broad contring both and south North EAP to with 64-70 to control good LAT: MAP 2953.15" LORE WISSY 1756.22"	A6 13M5 MINAW 13M0 13M5 1325 BC 1857 MINSTER
	Southwest 37-57 to that in top south pole, of both, NE back Southwest 37-57 to that in pole or pole, of both, NE back Southwest 30-57 to Petrusi in top south and ONE?	<u>15</u> 11	English makes the day of the ter-	Pol
	LAT NATHRASH LOSE WOOTHS LITT	27/23	Found Survey, marker cast in surface of explicit Road 147. North 6.5 to center has explicit road Sourfeart 45 IZ in Price II in such end CAP	DE 33E.93 KE192ZYW CE 40.55 KETCISTW DF 35EZ3 KETCISTW 365.2 365.0 364.0
14 14 <b>1</b> 13	Found Ada, 15° days.		Southwest 51.46 to call is holds only in power pole, 17 bigh, 16 fare Northwest 51.46 to call is shore in power pole, 1,5 bigh, 16 fare Northwest 61.56 to X real is power pole, 2,5 bigh, 57 face East 3 to cerea 64.0 F Read tracking conta LAT, 1447-977-37 LOW MOSY 227-165.	F4 RUI MINING THE REU THE FELD THE
•	Found Ade, 15' deep. Northern 32'43' to PA call or shires in power pole, 4.4' High, N face Southeast 32'73' to trail in top face; post East 312' in the company's widest content.		ROTHERS BUSY TO X cash in poset pole, 27 feys, 5 in face East 3 to center the P Road surving conta LAT, NAV 397731* (CV) W5972741 FO	HI 12974 NETUTSW 13930 13956 13976 HI 14774 NETUTSW IN 7125 NETUTSW
	East 33.67 to top concerns whitess concerns Suctivered 43.45 to 5.57 for Rector, 71 deep Northwest 41.65 to 5.57 84 noton, 27 deep			H. NESS NESTSTEW NESS NESS NESS
suc	TYL: Mrs.332755, TOW, MYSE, STATES	14 14 23	Found survey marker risk in surface exphalt Flood 7-17. In center fine supplied man in Flood 7-17. In center fine supplied man in Flood 7-17. In Center Fine 2 and	### 19721 KC19727W 13543 LW 13733 KC19727W 13045 H# 130254 KC19727W 1302-0 1302-25 1302-5
, 8.O.∃ 14 13	This booken is shown as a calculated position. Buffalo and Phalps County Surveyors detarmined both traced this corner to avoid to this shall retain generately work done by Ellings. In 1822. No notion with crisis of this loss live.		East 20 to contain the farming of the control count LATE NATIONATION (LOS WASHING, OF	
No instrument poisse at this local local		ма. <u>12.</u>	Found carred rate distriction, 2009	TABLE OF AREAS
\$1 <b>.</b>	This licentum is allown as a calculated position, Bullake and Pholps County Surveyors deferrational act to reset this contents in read	(13	South 4.6 to wire for contring and mid west Partitions 41.27 to 5.5° (44° mbar, 18.5).	Section 14-8-16/V (Acrest)
NIAC S.Ord 14 13	County Surveyor defermined and to reset this consults is small confusion with relating searchary work done by Edings, in 1922. No consument exists at this location.	ис	Court Capper (Mar (Eurythey, 2009) Soch Life to her West curries paint and east Northeast 4.20 to 5.90 Controls and Northeast 4.20 to 5.90 Controls East Soch 2.00 to 5.90 Controls East Soch 4.00 to 5.90 Controls East Soch 4.00 EAST to capped their by corner larce point U.S. NOS 4717.12° LON WOSP 18-63-19°	FFELPS COUNTY: Government Line 3 and 4 159.78 Activation forests 12.38 TOTAL 1722.33
	Sand Street 17 days	(2±0 3]2	Found train cap, 12" Mont ground, Next 7.54" to sail in the, 12" high, 5 feat Port next 32.55 to 55° 12" pilot, 6 feat John 1757 to 1857 to 1858	E-FFA-0 COUNTY.
11,12	Square of the shall, 5° deep on south side stone 55° ratios, 5° 12° deep on north side stone		Fortwest 22.65 to 5 67 24" octor, flush Rottonst 37.47 to 5 67 x 24" octor, flush LAT, NAT417525" LON-M/SF/2777 37	Coverage Nat 1 25.77 Assaults for the 2.62
- 1	in center growd driveway surring south North 15' to the of force and gain surring east West hardward 14' in 18' in here are			Government Lat 2 34.69 Abantion French 0.62 TOTAL 75.33
	Southwest \$1.50 to real in top from prose Southwest \$1.50 to \$575.20 mobile pass Southwest \$1.57 to \$575.20 mobile pass	ανς αν εξη	Ford 114' pp. to pused task vib good.	1,111
	Four Store IT Auton. Syam for the Aut, of deep on teach side some Siff start, S 127 deep on results side some Siff start, S 127 deep on results side some I seating year deferency surring signal, Need to provide a discuss on signal survey guad. Need to provide side of the signal survey guad. Southwest SACP is not in top force good. Southwest SACP is 50 pull result, Sach Southwest SACP is 50 pull result, Sach Southwest SACP is 50 pull result, Sach	*4	Found 1.44 tiple too justicell, but with ground, Northead 4.44 to 55° 26° micro, Buts East 6189 to 55° 26° micro, Buts Sundan 3.45 to 55° 26° micro, Buts Sundan 3.45 to 55° 26° micro, Buts Sundan 3.45 to 55° 26° micro, Buts East 8.5 to beth force serving morth and south LATE 1.44° 26° 26° 16° to 60° 26° 26° 26° 26° 26° LATE 1.44° 26° 26° 16° 16° 26° 26° 26° 26° 26° 26°  1.45° 1.44° 26° 26° 26° 16° 26° 26° 26° 26° 26° 26°  1.45° 1.44° 26° 26° 26° 26° 26° 26° 26° 26° 26° 26	Section 11-8-16W  BUFFALD COUNTY:  Contraction 23.45 196.73  Austral forth 32.93
11þ2	Found raiban with red cap, 127 deep. South 15.4 to 15.0 force a raining sead sout exist. East 15.1 to control per pages a south West Protroved 25.00 to 15.5 127 setup. West Protroved 35.0 to 15.5 127 setup. West Protroved 35.0 to 15.5 127 setup. West Protroved 35.0 to 15.0 to 1			(PCLAST) deal marries PST, 2014-2011) TOTAL 854.75
	constant (1.1% to 5% miles with red cap, 1.7 does, on northests side brook post. Southered 25,14% to real in given in consect forces and			Section 12-8-16/V
	6 155, NW 500 LAT: N 45/472 L65° LON: W/99/1922,15°			SUFFALO COLNET. Conversed Los 1 2,34 43.75 (yny South of the Fuenado
S UG 11∤12	Ford I 14° pips, top pasked, 6° dept. Not used 34 d0 to 55° 3 ° 6° nebr. sub. Seed 14.5° to 5° 3 ° 26° nebr. sub. Southers 94.5° 3 ° 26° nebr. sub. Southers 94.5° 3 ° 50° 3 ° 10° nebr. sub. All 140° 140° 140° 140° 140° 140° 140° 140°			Acordon Farelo 19.56 TOTAL 17573
11 12	Found refer to the south left. Northest 25th to these opp is concern USOSS RM 69-64 ( Section 31-17) to the content left of the Con- Section 31-17 to 17 to			
2 1 11 12	Found white storms, 6 tillings, with halppin rism on open side. Not-9-927 for mall is top confine goal goal. Not-9-927 for mall is top confine goal goal. Not-9-9-9-9-9-9-9-9-9-9-9-9-9-9-9-9-9-9-9			
14 12	Found drawbed X is common belong disks. East GRIP is him in mail, 2" deep Next GRIP is him in mail, 2" deep Next GRIP is him in mail, 2" deep Next GRIP is him in mail, 2" deep, with 3 of pipe in common. A note have made about page page 12" deep, Next GRIP is him in flower in the size Next GRIP is him in flower in the size Next GRIP is him in flower in the size Next GRIP is him in flower in the size Next GRIP is him in the size in the size Next GRIP is him in the size in the size Next GRIP is him in the size in the size in the size Next GRIP is him in the size in t			
NC T	Found Heiden capped return 5" deep.			
	Found Heiden engoes inter, if days, North Northeed 1873 to call in such pale, high violage power fire double pale structure, for large, if toos North Southeed 1821 to call in the such right pale to East Southeed 125 to call in the such of additional LUTE NOVE INSTITUTE (LUTE IN 1821).		NOTE: This survey is mean	t to encompass land described in the following deed: