

# Zoning Agenda

Item #2

**APPLICATION FOR SPECIAL USE PERMIT  
BUFFALO COUNTY NEBRASKA**

Fill out application completely. **Please print or type.** Use additional sheets if needed.  
**Filing Fee is \$50.00 plus estimated cost of publication made payable to Buffalo County.**  
Contact the Buffalo County Zoning Administrator if you have any questions.

- Date: 2/14/2025
1. Applicant's name Mark H. and C. Jayne Meyer, also known as  
Claudia Jayne Meyer, husband and wife, and  
Loren Bakko, Manager of Bakko Land, LLC, a  
Minnesota Limited Liability Company
2. Applicant's address 5355 W. 85th Street, Kearney, NE 68845  
28958 198th Avenue, Glenwood, MN Zip Code 56334  
Loren Bakko (320) 278-3560
3. Telephone Mark Meyer (308) 440-0748 (day time) \_\_\_\_\_
4. Present use of property Agriculture farming
5. Desired use of property Agricultural hay grinder repair
6. Present Zoning Agricultural Residential (AGR)
7. Address of site or legal description The Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Eight (8),  
Buffalo County, Nebraska. EXCEPTING ONION FIELD ACRES, an Administrative  
Subdivision being part of the Southwest 1/4 of the Northwest 1/4 of Section 8, Township  
9 North, Range 16 West of the Sixth Principal Meridian, Buffalo County, Nebraska.
8. Under what provisions of the Zoning regulations are you seeking this permit: Article 5.34.1 PERMITTED SPECIAL USES:  
Agricultural service establishments primarily  
engaged in performing agricultural, animal  
husbandry or horticultural services.
9. Explain in detail what you propose to do. Please provide a sketch of location of buildings, setbacks etc:  
Provide a building to repair hay grinders for customers and leased equipment.  
(attach additional sheets if needed)
10. How are adjoining properties used? Indicate both zoning district and actual uses.  
North: (AGR), agricultural farm ground South: (AGR), agricultural farm ground & residential  
East: (AGR), agricultural farm ground West: (AGR), agricultural farm ground & residential
11. Value of proposed structure \$5,000,000

The zoning administrator, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

The above requested information is, to the best of my knowledge, true and accurate.

**COMMENCEMENT MUST BEGIN WITHIN 120 DAYS OF DATE ISSUED  
CONSTRUCTION MUST BE COMPLETED WITHIN 2 YEARS**

Signature of Applicant [Signature] Signature of Agent Craig A. Bennett  
Printed Name Loren Bakko, Manager of Bakko Land, LLC, Printed Name Craig A. Bennett  
a Minnesota Limited Liability Company

Date of Planning Commission meeting 3/20/25 Approved \_\_\_\_\_ Denied X  
Date of Board of Commissioners meeting \_\_\_\_\_ Approved \_\_\_\_\_ Denied \_\_\_\_\_

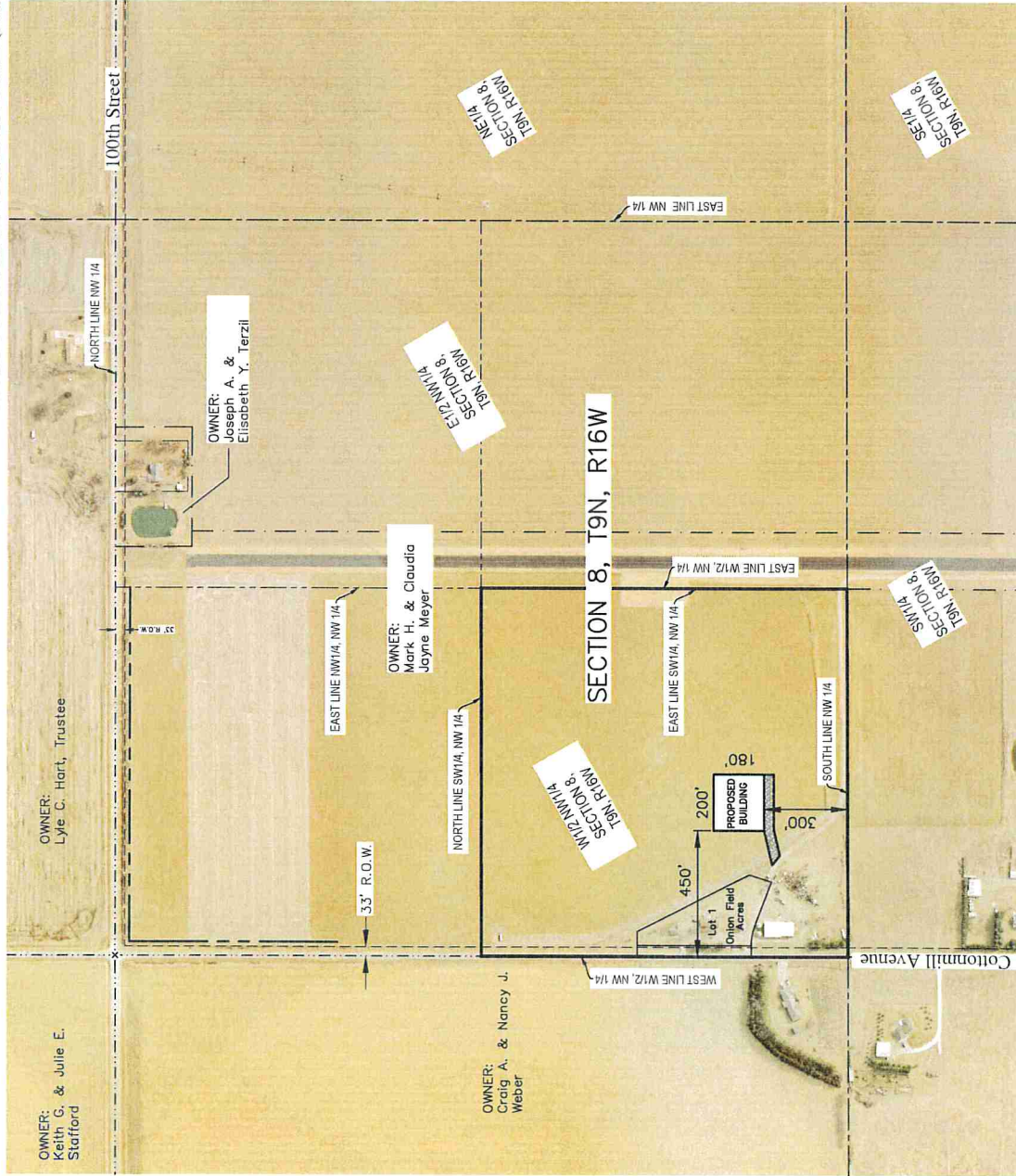
Buffalo County Zoning  
1512 Central Ave.  
PO Box 1270  
Kearney, NE 68848  
308-236-1998

[Signature]  
C. Jayne Meyer also known  
as Claudia Jayne Meyer

Mark H. and C. Jayne Meyer, also known as  
Claudia Jayne Meyer, husband and wife

Office Use Only  
Permit Number 2025-008  
Amount 90.00 Receipt # 975053  
Floodplain Yes or No 2/14/25 dmd  
Date Initial

# -SITE PLAN- CURRENT ZONING-AGRICULTURAL-RESIDENTIAL (AGR)

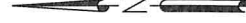


## LEGAL DESCRIPTION

The Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section Eight (8), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska.


## EXCEPTING

ONION FIELD ACRES, an Administrative Subdivision being part of the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 9 North, Range 16 West of the Sixth Principal Meridian, Buffalo County, Nebraska.



## LEGEND

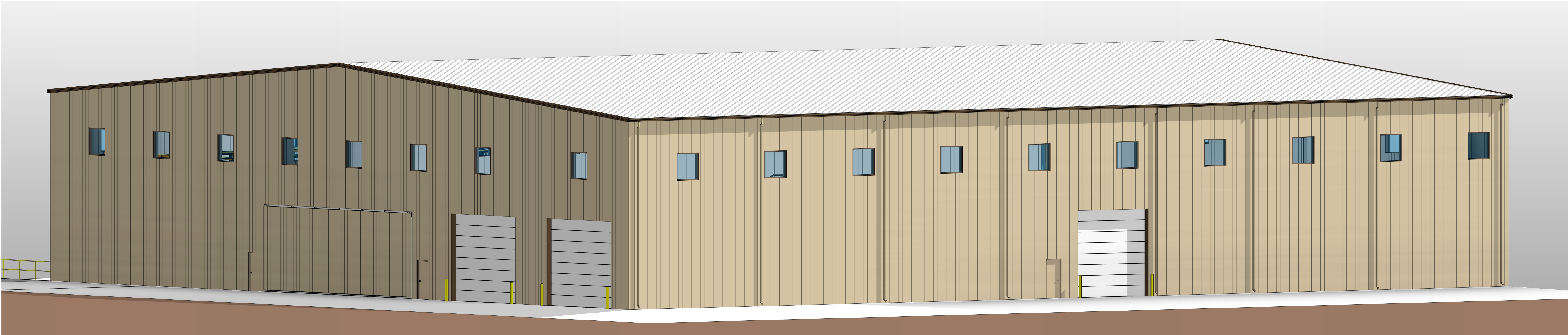
x = TEMPORARY POINT



**M&A**  
 Miller & Associates  
 Consulting Engineers P.C.  
 1111 CENTRAL AVENUE  
 KENNESAW, NE 68422-8833  
 Tel. 308-234-6456  
 Fax 308-234-1146  
[www.millerandassociates.com](http://www.millerandassociates.com)

Site Plan





PERSPECTIVE VIEW FROM NE

NOT FOR CONSTRUCTION

PROJECT NAME:  
**BAKKO BROTHERS SHOP**  
ADDRESS TBD, KEARNEY, NEBRASKA  
PERSPECTIVE VIEW



DESIGN/BUILD — GENERAL CONTRACTORS  
3935 WESTGATE ROAD, GRAND ISLAND, NE 68803 (308) 389-7722  
<http://www.chiefconstruction.us>

No.	Description	Date
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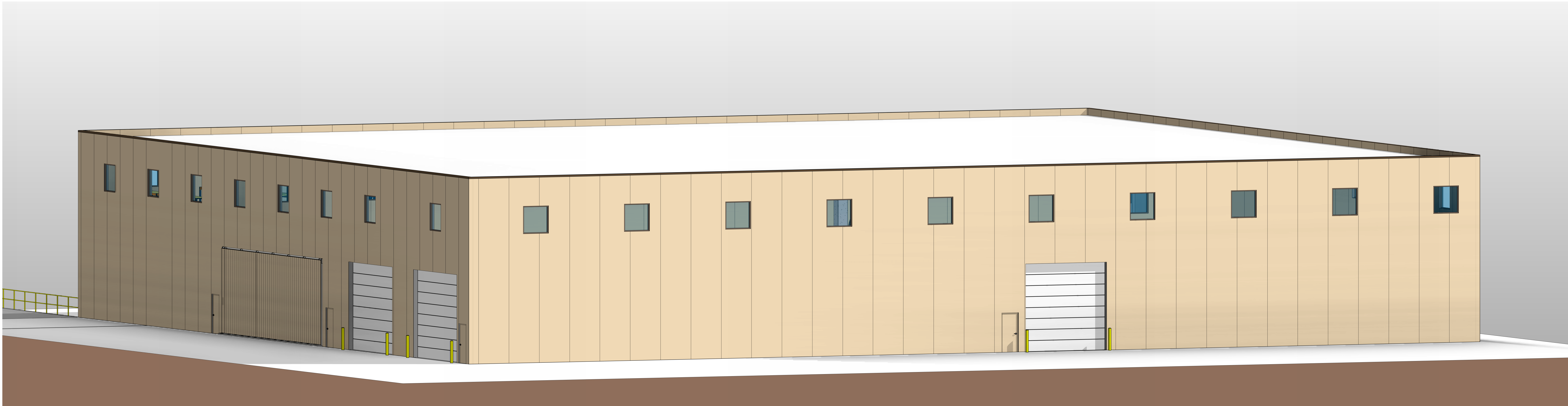
CONFIDENTIAL  
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CHIEF CONSTRUCTION.

CA 1679

DRAWN BY: RAS
DATE: 3-3-2025
PROJECT NO: 24035 PEMB
SCALE:
SHEET NO:

A-2.1





PERSPECTIVE VIEW FROM NE

No.	Description	Date
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CA 1679

NOT FOR CONSTRUCTION

PROJECT NAME:  
**BAKKO BROTHERS SHOP**  
ADDRESS TBD, KEARNEY, NEBRASKA  
PERSPECTIVE VIEW FROM NE

DRAWN BY:  
RAS  
DATE:  
3-3-2025  
PROJECT NO:  
24035  
SCALE:  
SHEET NO:

A-2.1

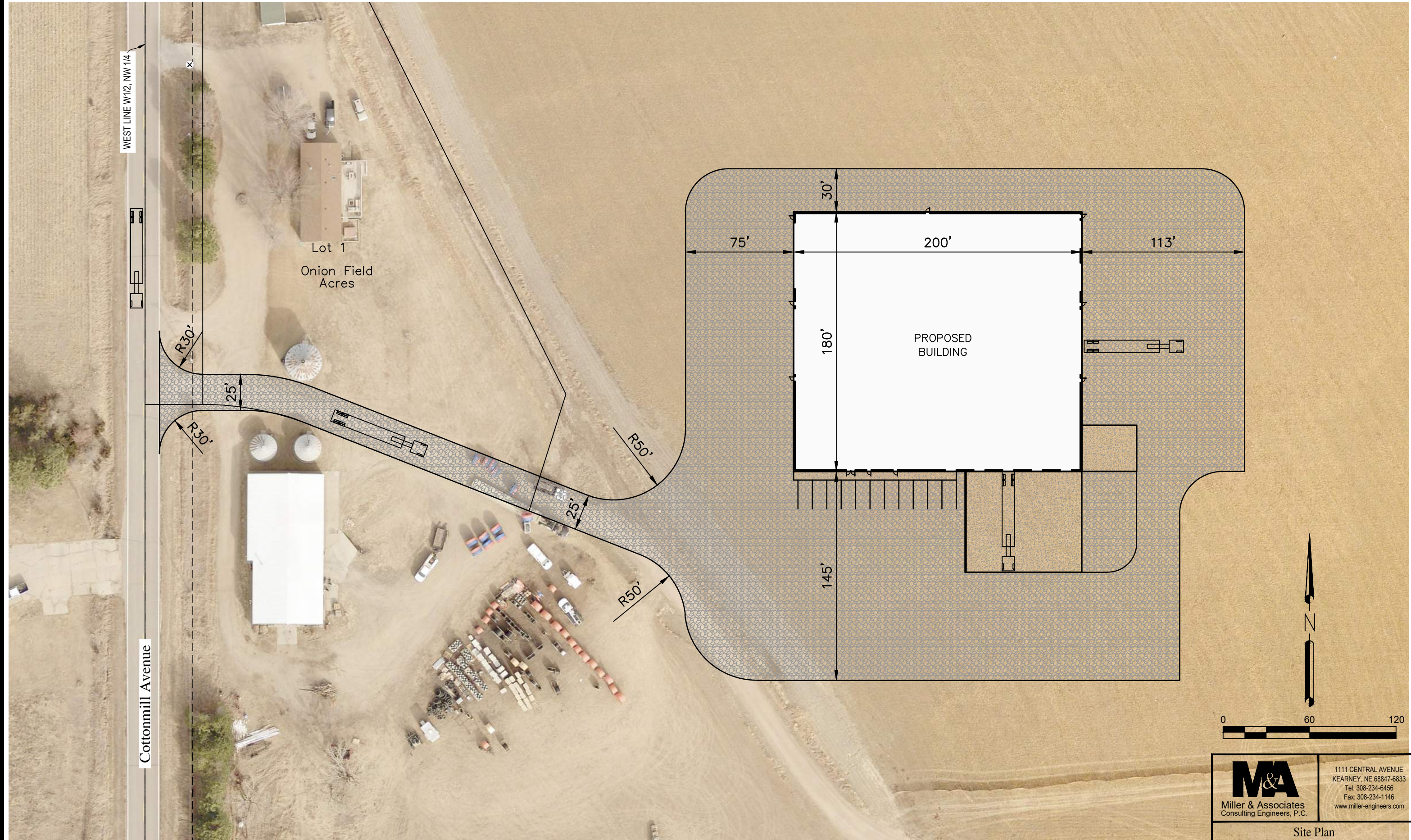


DESIGN/BUILD — GENERAL CONTRACTORS  
3935 WESTGATE ROAD, GRAND ISLAND, NE 68803 (308) 389-7222  
<http://www.chiefconstruction.us>



-PARKING / SITE DEVELOPMENT PLAN-  
CURRENT ZONING-AGRICULTURAL-RESIDENTIAL (AGR)

PLOTTED: 3/14/2025 7:54 AM    C:\Projects\130\130-P\130-P500 to P599\130-P584-001\Civil-Dwg\Design Drawings\Survey Design\Parking Plan.dwg    WEST LINE W1/2, NW 1/4    COTTONMILL AVENUE    ONION FIELD ACRES    LOT 1    R30'    R50'    25'    75'    200'    113'    180'    145'    30'    0    60    120    N    1111 CENTRAL AVENUE KEARNEY, NE 68847-6833 Tel: 308-234-6456 Fax: 308-234-1146 www.miller-engineers.com





March 17, 2025  
Kearney, Nebraska

  
**Miller & Associates**  
CONSULTING ENGINEERS, P.C.  
1111 Central Ave. Kearney, NE 68847-6833

Tel: 308-234-6456  
Fax: 308-234-1146  
[www.miller-engineers.com](http://www.miller-engineers.com)

Dennise Daniels  
Buffalo County Zoning Administrator  
PO Box 1270  
Kearney, NE 68848  
[zoning@buffalocounty.ne.gov](mailto:zoning@buffalocounty.ne.gov)

RE: Bakko Land, LLC; Off-Street Parking and Off-Street Loading Requirements

Dennise,

As requested, the following information is supplemental to the original application and submittal.

There is the ability to meet and exceed the minimum off-street parking and off-street loading requirements. We used the following Buffalo County Zoning Regulations for the off-street requirements:

**Article 7.2 OFF-STREET PARKING REQUIREMENTS**

9. Manufacturing, wholesale warehouse and similar uses (1 for every 2 employees on the largest working shift)

- Proposed Building:
  - **Required: 8-10 employees**
  - **Provided: 11 employee parking stalls**

**Article 7.3 OFF-STREET LOADING REQUIREMENTS**

1. One 500 square feet For every 5,000 to 20,000 square feet
  2. One 500 square feet For every 20,000 square feet or fraction thereof
- Proposed Building = 36,000 Sq.Ft.
    - **Required: 1,000 Sq. Ft.**
    - **Provided:**
      - **5,620 Sq. Ft. (Loading dock on south side of building)**
      - **20,340 Sq. Ft. (East side of building)**
      - **TOTAL: 25,960 Sq. Ft.**
      - **If needed, other aggregate areas could be utilized around the building.**

Sincerely,  
MILLER & ASSOCIATES  
CONSULTING ENGINEERS, P.C.



Land Development & Planning



# Off-Street Parking Plan

<i>Applicant</i>	<i>Mark and Claudia Jane Meyer; Bakko Land, LLC</i>
<i>Permit Number</i>	<i>2025-008</i>
<i>Proposed Project</i>	<i>Agricultural Service Establishment</i>

## Section 7.2 (7): Off-Street Parking Requirements

### Minimum Requirements:

1 for every 2 employees on the largest working shift

Employee Number (Presented on 11/21/2025)	8
Minimum Parking Spots Required	4
<i>Proposed Parking Stalls/Area</i>	<i>11</i>

## Section 7.3: Off-Street Loading Requirements

### Minimum Requirements:

Construction, alteration, or enlargement of any structure or building except residences and farms having an aggregate gross floor area of 500 square feet or more, off-street loading areas shall be provided and maintained for all uses.

Two 500 square feet Loading Area for every 5,000 to 20,000 square feet.	1000 square feet
<i>Proposed Loading Area</i>	<i>25,960 square feet</i>

## Dennise Daniels

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**From:** Sammichelle Widger <thewidgerfamily@gmail.com>  
**Sent:** Wednesday, March 12, 2025 1:40 PM  
**To:** Zoning; sstubblefield@buffalocounty.ne.gov; tkreutzer@buffalocounty.ne.gov; wkeep@buffalocounty.ne.gov; jsedlacek@buffalocounty.ne.gov; sbrady@buffalocounty.ne.gov; tjeffs@buffalocounty.ne.gov; mvacek@buffalocounty.ne.gov; lwolfe@buffalocounty.ne.gov; jchaney@buffalocounty.ne.gov  
**Subject:** Please vote NO to Bakko Brothers Special use permit

Hello,  
I hope you are doing well and adjusting to the time change.

It appears we are making this decision again. While I appreciate that it is not a rezoning but a special use permit, and I also sympathize with Loren Bakko, who clearly did not do his complete homework before purchasing the land, **I would once again urge you to vote no on The Buffalo County Special Use Permit Application** to operate an Agricultural Service Establishment, filed by Craig Bennett of Miller & Associates Consulting Engineers on behalf of Mark H. Meye, C. Jayne Meyer and Loren Bakko for the property of the southwest quarter of the northwest quarter of section eight, township nine, north, range sixteen, west of the sixth principal meridian, Buffalo County, Nebraska.

I have many personal reasons why I am against it, including but not limited to the trust of Loren Bakko, who neglected to research and vet the property properly before he purchased it. However, my main concern is from the Hub article by Mike Konz on Jan. 30 and the words spoken at the second zoning meeting regarding this property.

Taken from the Hub article [https://kearneyhub.com/news/local/business/kearney-ne-cottonmill-highway/article\\_0fdde74e-ddcc-11ef-9c6d-57d3161187cd.html?utm\\_campaign=snd-autopilot&utm\\_medium=social&utm\\_source=facebook\\_Kearney\\_Hub&fbclid=IwY2xjawl9JqFleHRuA2FibQIxMQABHWoa79JtBYopF79VKqmYCOgrFJgKUqi4yOySa2udP16UASCGgSzQaN469Q\\_aem\\_QXC7kES2olrfC6MHff7Pow](https://kearneyhub.com/news/local/business/kearney-ne-cottonmill-highway/article_0fdde74e-ddcc-11ef-9c6d-57d3161187cd.html?utm_campaign=snd-autopilot&utm_medium=social&utm_source=facebook_Kearney_Hub&fbclid=IwY2xjawl9JqFleHRuA2FibQIxMQABHWoa79JtBYopF79VKqmYCOgrFJgKUqi4yOySa2udP16UASCGgSzQaN469Q_aem_QXC7kES2olrfC6MHff7Pow):

*"Members of the County Board said they liked the business plan, but the county lacks the funds for road improvements to accommodate the business.*

*Commissioner Ivan Klein of Gibbon estimated the cost of improving Cottonmill Road at about \$20 million. Board members said that Cottonmill is dangerous where it meets Highway 30 west of Kearney and Highway 40 north of Kearney.*

*"The county is not in a place where we can rebuild Cottonmill Road," Commissioner Dan Lynch said.*

*"My main concern is county infrastructure," Board Chair Sherry Morrow said.*

*After the meeting, Mark and Jayne Meyer and Loren Bakko talked about the county's decision that didn't go their way."*

Does this mean the county found the funds for road improvements to accommodate the traffic of the business? Lauren Bakko claimed 50 times per year or three times per day of trucks hauling heavy equipment. The two do

not add up. Is the county at a place where Cottonmill Road can be rebuilt just a few short months after the second meeting?

If not, please consider voting no.

I feel for Mr. Bakko and think it would be a viable business, but he should have researched before purchasing the land from the Meyers.

Sincerely,  
Michelle and Sam Widger  
308.238.1706  
[thewidgerfamily@gmail.com](mailto:thewidgerfamily@gmail.com)



**From:** [Sammichelle Widger](#)  
**To:** [Zoning](#)  
**Subject:** Please vote NO to Public Hearing Thursday, March 20 to a special permit to Bakko Brothers  
**Date:** Friday, March 14, 2025 12:29:13 PM

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Good Friday morning,  
Please consider voting NO, just like the Zoning Commission did on Jan. 28 for the same reasoning.

While I appreciate that it is not a rezoning but a special use permit, **I would once again urge you to vote no on The Buffalo County Special Use Permit Application** to operate an Agricultural Service Establishment, filed by Craig Bennett of Miller & Associates Consulting Engineers on behalf of Mark H. Meyer, C. Jayne Meyer and Loren Bakko for the property of the southwest quarter of the northwest quarter of section eight, township nine, north, range sixteen, west of the sixth principal meridian, Buffalo County, Nebraska.

**During this meeting, Mr. Loren Bakko said that heavy trucks carrying equipment come to his establishment “three times” per day.** If we consider only one way and working days, Google estimates 260 working days per year. That is an additional **780 truck traffic on Cottonmill Ave. with hay and tub grinders. Both ways an additional 1,560 trucks per year.** See Bakko Brothers’ website to view the types of equipment. In particular, I am concerned about this type:. The following image is from the Bakko Brothers website *for educational purposes only.* **Imagine the following truck turning from or onto 56<sup>th</sup>, Highway 30 or Highway 40 onto or from Cottonmill Ave.!**



Again, my main concern is from the Hub article by Mike Konz on Jan. 30 and the **words spoken at the second zoning meeting regarding this property.**

Taken from the Hub

article [https://kearneyhub.com/news/local/business/kearney-ne-cottonmill-highway/article\\_0fdde74e-ddcc-11ef-9c6d-57d3161187cd.html?utm\\_campaign=snd-autopilot&utm\\_medium=social&utm\\_source=facebook\\_Kearney\\_Hub&fbclid=IwY2xjawl9JqFleHRuA2FlbQlxMQABHWoa79JtBYopF79VKqmYCoqrFJgKUqi4yOySa2udP16UASCGgSzQaN469Q\\_aem\\_QXC7kES2oIrfC6MHff7Pow](https://kearneyhub.com/news/local/business/kearney-ne-cottonmill-highway/article_0fdde74e-ddcc-11ef-9c6d-57d3161187cd.html?utm_campaign=snd-autopilot&utm_medium=social&utm_source=facebook_Kearney_Hub&fbclid=IwY2xjawl9JqFleHRuA2FlbQlxMQABHWoa79JtBYopF79VKqmYCoqrFJgKUqi4yOySa2udP16UASCGgSzQaN469Q_aem_QXC7kES2oIrfC6MHff7Pow):

*"Members of the County Board said they liked the business plan, but the county lacks the funds for road improvements to accommodate the business."*

*Commissioner Ivan Klein of Gibbon estimated the cost of improving Cottonmill Road at about \$20 million. Board members said that Cottonmill is dangerous where it meets Highway 30 west of Kearney and Highway 40 north of Kearney.*

*"The county is not in a place where we can rebuild Cottonmill Road," Commissioner Dan Lynch said.*

*"My main concern is county infrastructure," Board Chair Sherry Morrow said.*

*After the meeting, Mark and Jayne Meyer and Loren Bakko talked about the county's decision that didn't go their way."*

Does this mean the county found the funds for road improvements to accommodate the traffic of the business? Lauren Bakko claimed **50 times per year or three times per day** of trucks hauling heavy equipment. *The two do not add up.* Is the county at a place where Cottonmill Road can be rebuilt just a few short months after the second meeting? I know money is put into infrastructure and roads on the east side of Kearney, and I urge you to encourage Mr. Bakko to consider building there instead.

Please consider voting no.

I feel for Mr. Bakko and think it would be a viable business, but he should have researched before purchasing the land. I know the airstrip was an appeal because he owns properties in several locations which he stated at the last meeting. The airstrip is another concern competing with Kearney Regional Airport, but my main concern is the safety for all of the families traveling Cottonmill Ave. **Thank you so much for your time!**

Sincerely,

**Sam and Michelle Widger**

[thewidgerfamily@gmail.com](mailto:thewidgerfamily@gmail.com)

Michelle's Mobile: 308.238.1706



9340 Cottonmill Ave.  
Kearney, NE 68845

2024-04818

KELLIE JOHN  
BUFFALO COUNTY REGISTER OF DEEDS  
KEARNEY, NEBRASKA  
RECORDED ON: 10/25/2024 08:42:21 AM  
NOTICE OF CONTRACT  
REC FEE: 28.00  
PAGES: 4  
PD: 28.00 ESCROW:  
CK: ACH SIMPLIFILE  
REC'D:SIMPLIFILE  
SUB:NEBRASKA TITLE-KEARNEY 215  
5355 WEST 85TH STREET-KEARNEY  
NEBRASKA DOCUMENTARY STAMP TAX  
DOC TAX:  
EXEMPTION: 13  
RECORDED ON: 10/25/2024  
AUTHORIZED BY: BME

After recording return to:  
Nebraska Title Company  
208 W. 29<sup>th</sup> Street, Ste. B  
Kearney, NE 68845

NOTICE OF CONTRACT  
FOR DEED

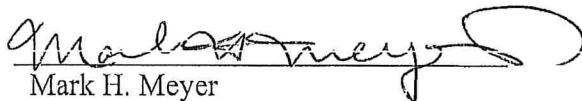
NOTICE IS HEREBY GIVEN that a Contract for Deed has been entered into by and between Mark H. Meyer and Claudia Jayne Meyer, a/k/a C. Jayne Meyer, a married couple, as Sellers, and Bakko Land, LLC, a Minnesota limited liability company, as Purchaser, covering the following described real estate, to-wit:

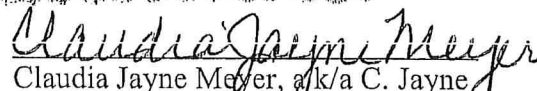
See attached Exhibit "A"

The terms, conditions, and covenants of the transaction are specifically stated in the above-described Contract for Deed, and this document is intended only to record notice of the respective interest of the parties in the aforementioned real estate.

You are further notified and advised that any and all interest, right, or title you may acquire in the above-described real estate by virtue of subsequent transactions with the Seller will be wholly subject to the right, interest, and equity of the Purchaser in such real estate, arising by virtue the above-described Agreement.

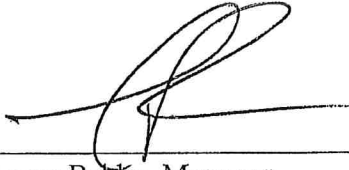
DATED Oct. 22<sup>nd</sup>, 2024.

  
Mark H. Meyer

  
Claudia Jayne Meyer, a/k/a C. Jayne Meyer

NTK0011854

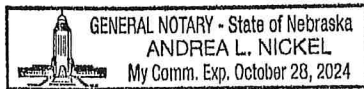
Bakko Land, LLC, a Minnesota limited liability company

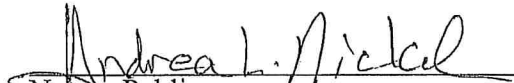


Loren Bakko, Manager

STATE OF NEBRASKA     )  
                                  ) ss.  
COUNTY OF Buffalo )

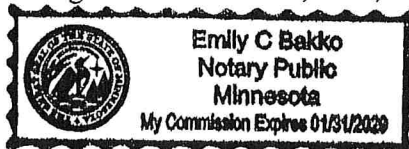
The foregoing instrument was acknowledged before me on this 22 day of October, 2024, by Mark H. Meyer and Claudia Jayne Meyer, a/k/a C. Jayne Meyer, a married couple.



  
Notary Public

Minnesota <sup>EB</sup>  
STATE OF ~~NEBRASKA~~ )  
                                  ) ss.  
COUNTY OF Pope <sup>EB</sup> )

The foregoing instrument was acknowledged before me on this 17<sup>th</sup> day of October, 2024, by Loren Bakko, Manager of Bakko Land, LLC, a Minnesota limited liability company.



Commission Expires 01/31/2029

  
Notary Public



## Exhibit "A"

### Parcel 1

The East Half of the Southwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, EXCEPT a tract of land being part of the Northeast Quarter of the Southwest Quarter of said Section 8, more particularly described as follows: Referring to the Northwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 8 and assuming the West line of said Northeast Quarter of the Southwest Quarter as bearing S 00° 00' 15" W and all bearings contained herein are relative thereto; thence S 00° 00' 15" W on the aforesaid West line a distance of 1045.42 feet; thence S 89° 59' 45" E a distance of 200.0 feet to the ACTUAL PLACE OF BEGINNING; thence continuing S 89° 59' 45" E a distance of 150.0 feet; thence N 00° 00' 15" E parallel with the aforesaid West line a distance of 300.0 feet; thence S 89° 59' 45" E a distance of 259.02 feet; thence N 00° 04' 51" W a distance of 154.0 feet; thence on a non-tangent 66.0 feet radius curve to the right, concave Northeasterly, forming a central angle of 90° 05' 07" a distance of 103.77 feet to a point, said point being N 45° 02' 18" W a chord distance of 93.41 feet from the previously described point; thence N 89° 59' 45" W a distance of 342.7 feet to a point 200.0 feet Easterly of, as measured at right angles to, the aforesaid West line; thence S 00° 00' 15" W parallel with and 200.0 feet Easterly of the aforesaid West line a distance of 520.0 feet to the place of beginning, EXCEPT a tract of land being part of the East Half of the Southwest Quarter of said Section 8, more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter of said Section 8 and assuming the South line of said Southwest Quarter as bearing N 89° 51' W and all bearings contained herein are relative thereto; thence N 89° 51' W on the aforesaid South line a distance of 309.0 feet; thence N 00° 14' 33" E parallel with the East line of said Southwest Quarter a distance of 1175.35 feet; thence N 54° 48' 55" W a distance of 133.05 feet; thence N 57° 01' 25" E a distance of 499.73 feet to a point on the aforesaid East line; thence S 00° 14' 33" W on the aforesaid East line a distance of 1524.83 feet to the place of beginning, AND EXCEPT a tract of land being part of the Southeast Quarter of the Southwest Quarter of said Section 8, more particularly described as follows: Referring to the Southeast Corner of the Southwest Quarter of said Section 8 and assuming the South line of said Southwest Quarter as bearing N 89° 43' 05" W and all bearings contained herein are relative thereto; thence N 89° 43' 05" W on the aforesaid South line a distance of 526.27 feet to the ACTUAL PLACE OF BEGINNING; thence continuing N 89° 43' 05" W on the afore described course a distance of 150.0 feet; thence N 00° 39' E a distance of 912.0 feet; thence S 89° 43' 05" E parallel with the aforesaid South line a distance of 150.0 feet; thence S 00° 39' W a distance of 912.0 feet to the place of beginning, now known as Lot 1, Roenfeldt Acres, an administrative subdivision being part of the Southeast Quarter of the Southwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska.

### Parcel 2

A tract of land being part of the East Half of the Southwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter of said Section 8 and assuming the South line of said Southwest Quarter as bearing N 89° 51' W and all bearings

contained herein are relative thereto; thence N 89° 51' W on the aforesaid South line a distance of 309.0 feet; thence N 00° 14' 33" E parallel with the East line of said Southwest Quarter a distance of 1175.35 feet; thence N 54° 48' 55" W a distance of 133.05 feet; thence N 57° 01' 25" E a distance of 499.73 feet to a point on the aforesaid East line; thence S 00° 14' 33" W on the aforesaid East line a distance of 1524.83 feet to the place of beginning.

### Parcel 3

The Northwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, EXCEPT a tract of land being part of the Northeast Quarter of the Northwest Quarter of said Section 8, more particularly described as follows: Referring to the Northeast corner of the Northwest Quarter of said Section 8; thence Westerly on the North line of said Northwest Quarter a distance of 792.5 feet to the ACTUAL PLACE OF BEGINNING; thence continuing Westerly on the afore described course a distance of 180.0 feet; thence with a deflection angle to the Left of 90° 00' a distance of 260.0 feet; thence Left 90° 00' a distance of 180.0 feet; thence Left 90° 00' a distance of 260.0 feet to the place of beginning, EXCEPT a tract of land being part of the Northeast Quarter of the Northwest Quarter of said Section 8, more particularly described as follows: Referring to the Northeast corner of the Northwest Quarter of said Section 8, thence Westerly on the North line of said Northwest Quarter a distance of 742.5 feet to the ACTUAL PLACE OF BEGINNING; thence continuing Westerly on the aforescribed course a distance of 50.0 feet; thence Southerly at right angles a distance of 260.0 feet; thence Westerly at right angles a distance of 180.0 feet; thence Northerly at right angles a distance of 260.0 feet to a point on the North line of the Northwest Quarter of said section; thence Westerly on the aforesaid North line a distance of 196.5 feet; thence Southerly at right angles a distance of 275.0 feet; thence Easterly at right angles a distance of 426.5 feet; thence Northerly at right angles a distance of 275.0 feet to the place of beginning, AND EXCEPT a tract of land being part of the Southwest Quarter of the Northwest Quarter of said Section 8, more particularly described as follows: Referring to the Southwest Corner of the Northwest Quarter of said Section 8 and assuming the West line of said Northwest Quarter as bearing N 00° 20' 20" W and all bearings contained herein are relative thereto; thence N 00° 20' 20" W on the aforesaid West line a distance of 347.27 feet to the ACTUAL PLACE OF BEGINNING; thence continuing N 00° 20' 20" W on the afore described course a distance of 410.0 feet; thence EAST a distance of 90.0 feet; thence S 26° 38' E a distance of 450.58 feet; thence S 17° 30' W a distance of 85.0 feet; thence N 68° 32' 47" W a distance of 1161.92 feet to the point of curvature; thence on a 215.37 foot radius curve to the left forming a central angle of 19° 59' 55" a distance of 75.17 feet; thence non-tangent S 89° 39' 40" W a distance of 40.0 feet to the place of beginning, now known as Lot 1, Onion Field Acres, an administrative subdivision being part of the Southwest Quarter of the Northwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska.

NUM PAGES 1  
DOC TAX Exempt PD CHG RET RET  
FEES 5.50 PD CHG RET RET  
TOTAL Cash  
CK NUM BY  
REC'D Jayne Meyer  
RETURN 8 Camelot Way  
Kearney NE 68901

TRACT INDEX 4  
COMPUTER 4  
COMPARED Cady

Inst. 1999 - 3401

RECORDED  
BUFFALO COUNTY, NE

1999 AP 26 PM 12:23

Kellie John  
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY  
STAMP TAX 4-26-1999  
Date Exempt 3 By AD

### WARRANTY DEED

DONALD F. MONROE, a single person, GRANTOR, in consideration of the release of debt, conveys to GRANTEE, MARK H. MEYER and CLAUDIA JAYNE MEYER, husband and wife, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW $\frac{1}{4}$ ) of Section 8, Township 9 North, Range 16 West, of the 6th P.M., Buffalo County, Nebraska, excepting therefrom a tract of land being part of the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$ ) of said Section 8, more particularly described as follows: Referring to the Northeast Corner of the Northwest Quarter (NW $\frac{1}{4}$ ) of said Section 8, thence westerly on the North line of said Northwest Quarter (NW $\frac{1}{4}$ ) a distance of 792.5 feet to the ACTUAL PLACE OF BEGINNING; thence continuing westerly on the afore described course a distance of 180.0 feet; thence with a deflection angle to the Left of 90°00' a distance of 260.0 feet; thence Left 90°00' a distance of 180.0 feet; thence Left 90°00' a distance of 260.0 feet to the place of beginning.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

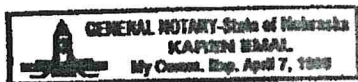
- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED: October 12<sup>th</sup>, 1998.

Donald F. Monroe  
Donald F. Monroe

STATE OF NEBRASKA )  
COUNTY OF BUFFALO ) ss:

The foregoing instrument was acknowledged before me on 12<sup>th</sup>, 1998, by DONALD F. MONROE, a single person.



Karen Enal  
Notary Public

2024-04818

KELLIE JOHN

BUFFALO COUNTY REGISTER OF DEEDS

KEARNEY, NEBRASKA

RECORDED ON: 10/25/2024 08:42:21 AM

NOTICE OF CONTRACT

REC FEE: 28.00

PAGES: 4

PD: 28.00 ESCROW:

CK: ACH SIMPLIFILE

REC'D:SIMPLIFILE

SUB:NEBRASKA TITLE-KEARNEY 215

5355 WEST 85TH STREET-KEARNEY

NEBRASKA DOCUMENTARY STAMP TAX

DOC TAX:

EXEMPTION: 13

RECORDED ON: 10/25/2024

AUTHORIZED BY: BME

After recording return to:  
Nebraska Title Company  
208 W. 29<sup>th</sup> Street, Ste. B  
Kearney, NE 68845

NOTICE OF CONTRACT  
FOR DEED

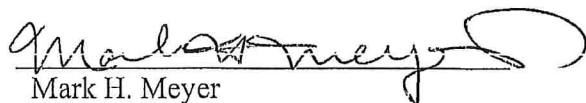
NOTICE IS HEREBY GIVEN that a Contract for Deed has been entered into by and between Mark H. Meyer and Claudia Jayne Meyer, a/k/a C. Jayne Meyer, a married couple, as Sellers, and Bakko Land, LLC, a Minnesota limited liability company, as Purchaser, covering the following described real estate, to-wit:

See attached Exhibit "A"

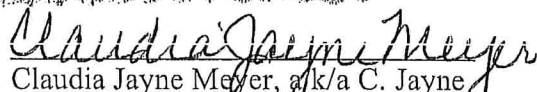
The terms, conditions, and covenants of the transaction are specifically stated in the above-described Contract for Deed, and this document is intended only to record notice of the respective interest of the parties in the aforementioned real estate.

You are further notified and advised that any and all interest, right, or title you may acquire in the above-described real estate by virtue of subsequent transactions with the Seller will be wholly subject to the right, interest, and equity of the Purchaser in such real estate, arising by virtue the above-described Agreement.

DATED Oct. 22<sup>nd</sup>, 2024.

  
Mark H. Meyer

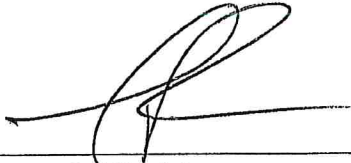


  
Claudia Jayne Meyer, a/k/a C. Jayne Meyer

NTK0011854



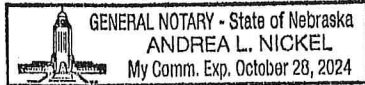
Bakko Land, LLC, a Minnesota limited liability company

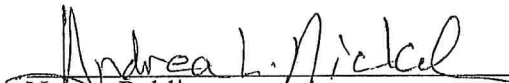


Loren Bakko, Manager

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF Buffalo     )

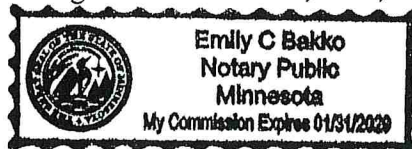
The foregoing instrument was acknowledged before me on this 22 day of October, 2024, by Mark H. Meyer and Claudia Jayne Meyer, a/k/a C. Jayne Meyer, a married couple.




  
Notary Public

Minnesota <sup>EB</sup>  
STATE OF ~~NEBRASKA~~     )  
  ) ss.  
COUNTY OF Pope <sup>EB</sup>     )

The foregoing instrument was acknowledged before me on this 17<sup>th</sup> day of October, 2024, by Loren Bakko, Manager of Bakko Land, LLC, a Minnesota limited liability company.



Commission Expires 01/31/2029

  
Notary Public

## Exhibit "A"

### Parcel 1

The East Half of the Southwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, EXCEPT a tract of land being part of the Northeast Quarter of the Southwest Quarter of said Section 8, more particularly described as follows: Referring to the Northwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 8 and assuming the West line of said Northeast Quarter of the Southwest Quarter as bearing S 00° 00' 15" W and all bearings contained herein are relative thereto; thence S 00° 00' 15" W on the aforesaid West line a distance of 1045.42 feet; thence S 89° 59' 45" E a distance of 200.0 feet to the ACTUAL PLACE OF BEGINNING; thence continuing S 89° 59' 45" E a distance of 150.0 feet; thence N 00° 00' 15" E parallel with the aforesaid West line a distance of 300.0 feet; thence S 89° 59' 45" E a distance of 259.02 feet; thence N 00° 04' 51" W a distance of 154.0 feet; thence on a non-tangent 66.0 feet radius curve to the right, concave Northeasterly, forming a central angle of 90° 05' 07" a distance of 103.77 feet to a point, said point being N 45° 02' 18" W a chord distance of 93.41 feet from the previously described point; thence N 89° 59' 45" W a distance of 342.7 feet to a point 200.0 feet Easterly of, as measured at right angles to, the aforesaid West line; thence S 00° 00' 15" W parallel with and 200.0 feet Easterly of the aforesaid West line a distance of 520.0 feet to the place of beginning, EXCEPT a tract of land being part of the East Half of the Southwest Quarter of said Section 8, more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter of said Section 8 and assuming the South line of said Southwest Quarter as bearing N 89° 51' W and all bearings contained herein are relative thereto; thence N 89° 51' W on the aforesaid South line a distance of 309.0 feet; thence N 00° 14' 33" E parallel with the East line of said Southwest Quarter a distance of 1175.35 feet; thence N 54° 48' 55" W a distance of 133.05 feet; thence N 57° 01' 25" E a distance of 499.73 feet to a point on the aforesaid East line; thence S 00° 14' 33" W on the aforesaid East line a distance of 1524.83 feet to the place of beginning, AND EXCEPT a tract of land being part of the Southeast Quarter of the Southwest Quarter of said Section 8, more particularly described as follows: Referring to the Southeast Corner of the Southwest Quarter of said Section 8 and assuming the South line of said Southwest Quarter as bearing N 89° 43' 05" W and all bearings contained herein are relative thereto; thence N 89° 43' 05" W on the aforesaid South line a distance of 526.27 feet to the ACTUAL PLACE OF BEGINNING; thence continuing N 89° 43' 05" W on the afore described course a distance of 150.0 feet; thence N 00° 39' E a distance of 912.0 feet; thence S 89° 43' 05" E parallel with the aforesaid South line a distance of 150.0 feet; thence S 00° 39' W a distance of 912.0 feet to the place of beginning, now known as Lot 1, Roenfeldt Acres, an administrative subdivision being part of the Southeast Quarter of the Southwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska.

### Parcel 2

A tract of land being part of the East Half of the Southwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter of said Section 8 and assuming the South line of said Southwest Quarter as bearing N 89° 51' W and all bearings

contained herein are relative thereto; thence N 89° 51' W on the aforesaid South line a distance of 309.0 feet; thence N 00° 14' 33" E parallel with the East line of said Southwest Quarter a distance of 1175.35 feet; thence N 54° 48' 55" W a distance of 133.05 feet; thence N 57° 01' 25" E a distance of 499.73 feet to a point on the aforesaid East line; thence S 00° 14' 33" W on the aforesaid East line a distance of 1524.83 feet to the place of beginning.

Parcel 3

The Northwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, EXCEPT a tract of land being part of the Northeast Quarter of the Northwest Quarter of said Section 8, more particularly described as follows: Referring to the Northeast corner of the Northwest Quarter of said Section 8; thence Westerly on the North line of said Northwest Quarter a distance of 792.5 feet to the ACTUAL PLACE OF BEGINNING; thence continuing Westerly on the afore described course a distance of 180.0 feet; thence with a deflection angle to the Left of 90° 00' a distance of 260.0 feet; thence Left 90° 00' a distance of 180.0 feet; thence Left 90° 00' a distance of 260.0 feet to the place of beginning, EXCEPT a tract of land being part of the Northeast Quarter of the Northwest Quarter of said Section 8, more particularly described as follows: Referring to the Northeast corner of the Northwest Quarter of said Section 8, thence Westerly on the North line of said Northwest Quarter a distance of 742.5 feet to the ACTUAL PLACE OF BEGINNING; thence continuing Westerly on the aforescribed course a distance of 50.0 feet; thence Southerly at right angles a distance of 260.0 feet; thence Westerly at right angles a distance of 180.0 feet; thence Northerly at right angles a distance of 260.0 feet to a point on the North line of the Northwest Quarter of said section; thence Westerly on the aforesaid North line a distance of 196.5 feet; thence Southerly at right angles a distance of 275.0 feet; thence Easterly at right angles a distance of 426.5 feet; thence Northerly at right angles a distance of 275.0 feet to the place of beginning, AND EXCEPT a tract of land being part of the Southwest Quarter of the Northwest Quarter of said Section 8, more particularly described as follows: Referring to the Southwest Corner of the Northwest Quarter of said Section 8 and assuming the West line of said Northwest Quarter as bearing N 00° 20' 20" W and all bearings contained herein are relative thereto; thence N 00° 20' 20" W on the aforesaid West line a distance of 347.27 feet to the ACTUAL PLACE OF BEGINNING; thence continuing N 00° 20' 20" W on the afore described course a distance of 410.0 feet; thence EAST a distance of 90.0 feet; thence S 26° 38' E a distance of 450.58 feet; thence S 17° 30' W a distance of 85.0 feet; thence N 68° 32' 47" W a distance of 1161.92 feet to the point of curvature; thence on a 215.37 foot radius curve to the left forming a central angle of 19° 59' 55" a distance of 75.17 feet; thence non-tangent S 89° 39' 40" W a distance of 40.0 feet to the place of beginning, now known as Lot 1, Onion Field Acres, an administrative subdivision being part of the Southwest Quarter of the Northwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska.

Terzil

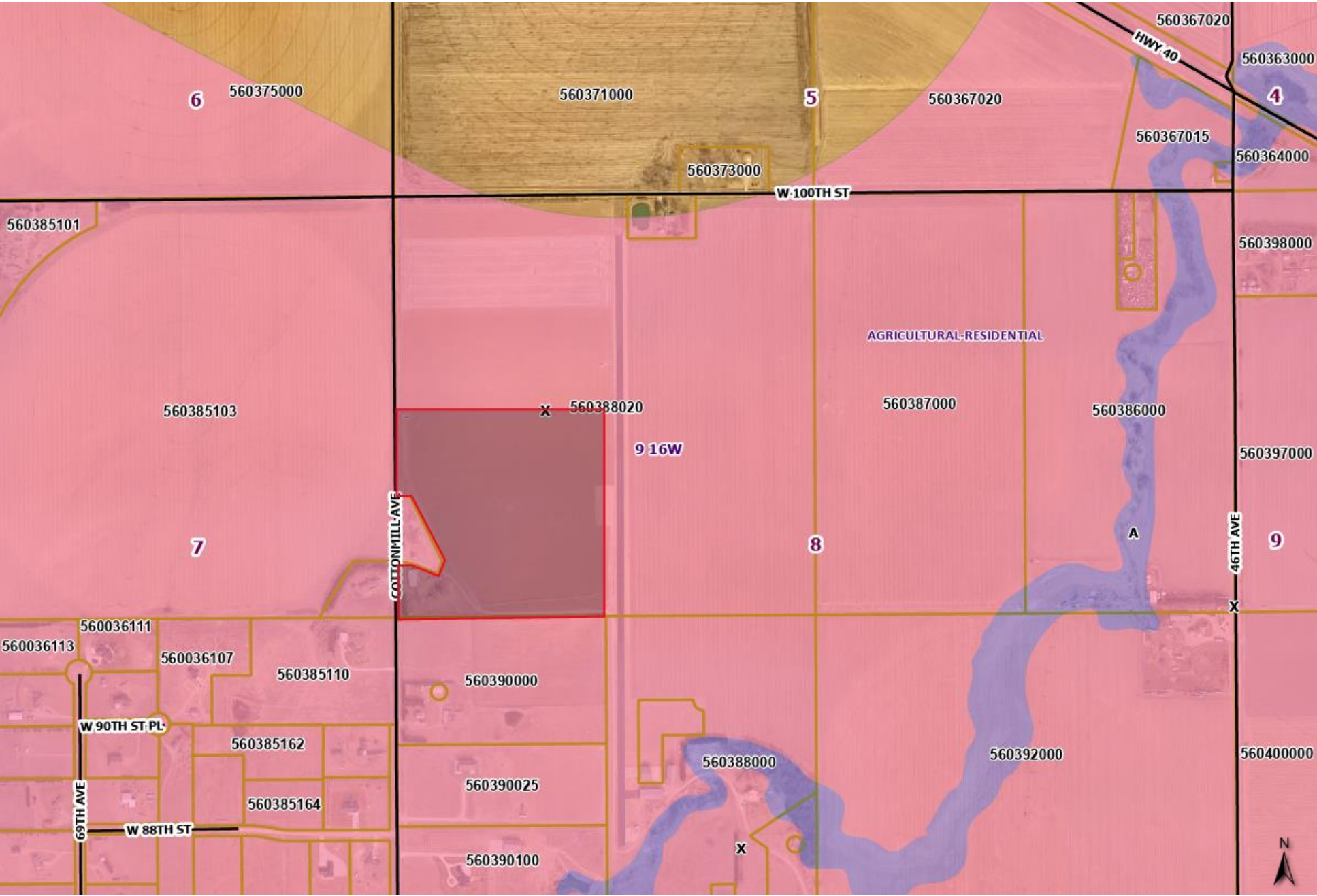
Terzil #2

Onion Field Acres



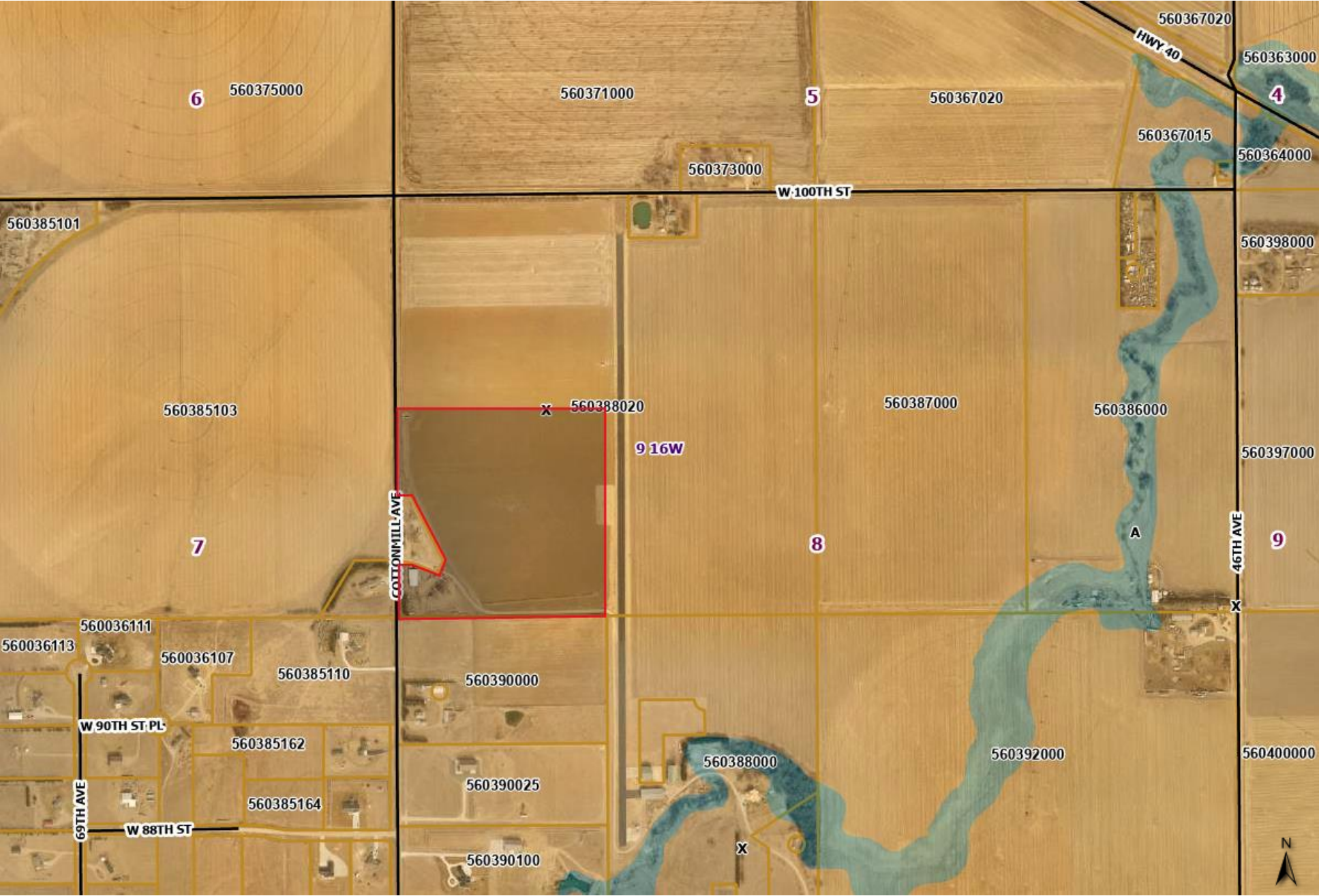
# Bakko Zoning/Floodplain: South

Created by: null



# Bakko Aerial/Floodplain: South

Created by: null





# Zoning Agenda

Item #3

8-9-16  
Riverdale

APPLICATION FOR SPECIAL USE PERMIT  
BUFFALO COUNTY NEBRASKA

Fill out application completely. **Please print or type.** Use additional sheets if needed.  
**Filing Fee is \$50.00 plus estimated cost of publication made payable to Buffalo County.**  
Contact the Buffalo County Zoning Administrator if you have any questions.

- Mark H. and C. Jayne Meyer, also known as  
Claudia Jayne Meyer, husband and wife, and  
Loren Bakko, Manager of Bakko Land, LLC, a
- Date: 2/14/2025
- Applicant's name Minnesota Limited Liability Company
  - Applicant's address 5355 W. 85th Street, Kearney, NE 68845  
28958 198th Avenue, Glenwood, MN Zip Code 56334
  - Telephone Loren Bakko (320) 278-3560  
Mark Meyer (308) 440-0748 (day time) \_\_\_\_\_
  - Present use of property Agriculture farming
  - Desired use of property Agricultural hay grinder repair
  - Present Zoning Agricultural Residential (AGR)
  - Address of site or legal description The Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of  
Section Eight (8), Township Nine (9) North, Range Sixteen (16) West of  
the Sixth Principal Meridian, Buffalo County, Nebraska.
  - Under what provisions of the Zoning regulations are you seeking this permit: Article 5.34.1 PERMITTED SPECIAL USES:  
Agricultural service establishments primarily  
engaged in performing agricultural, animal  
husbandry or horticultural services.
  - Explain in detail what you propose to do. Please provide a sketch of location of buildings, setbacks etc:  
Provide a building to repair hay grinders for customers and leased equipment.  
(attach additional sheets if needed)
  - How are adjoining properties used? Indicate both zoning district and actual uses.  
North: (AGR), agricultural farm ground South: (AGR), agricultural farm ground & residential  
East: (AGR), agricultural farm ground West: (AGR), agricultural farm ground & residential
  - Value of proposed structure \$5,000,000

The zoning administrator, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

The above requested information is, to the best of my knowledge, true and accurate.

COMMENCEMENT MUST BEGIN WITHIN 120 DAYS OF DATE ISSUED  
CONSTRUCTION MUST BE COMPLETED WITHIN 2 YEARS

Signature of Applicant [Signature] Signature of Agent Craig A. Bennett  
Loren Bakko, Manager of Bakko Land, LLC,  
Printed Name a Minnesota Limited Liability Company Printed Name Craig A. Bennett

Date of Planning Commission meeting 3/20/25 Approved X Denied \_\_\_\_\_  
Date of Board of Commissioners meeting \_\_\_\_\_ Approved \_\_\_\_\_ Denied \_\_\_\_\_

Buffalo County Zoning  
1512 Central Ave.  
PO Box 1270  
Kearney, NE 68848  
308-236-1998

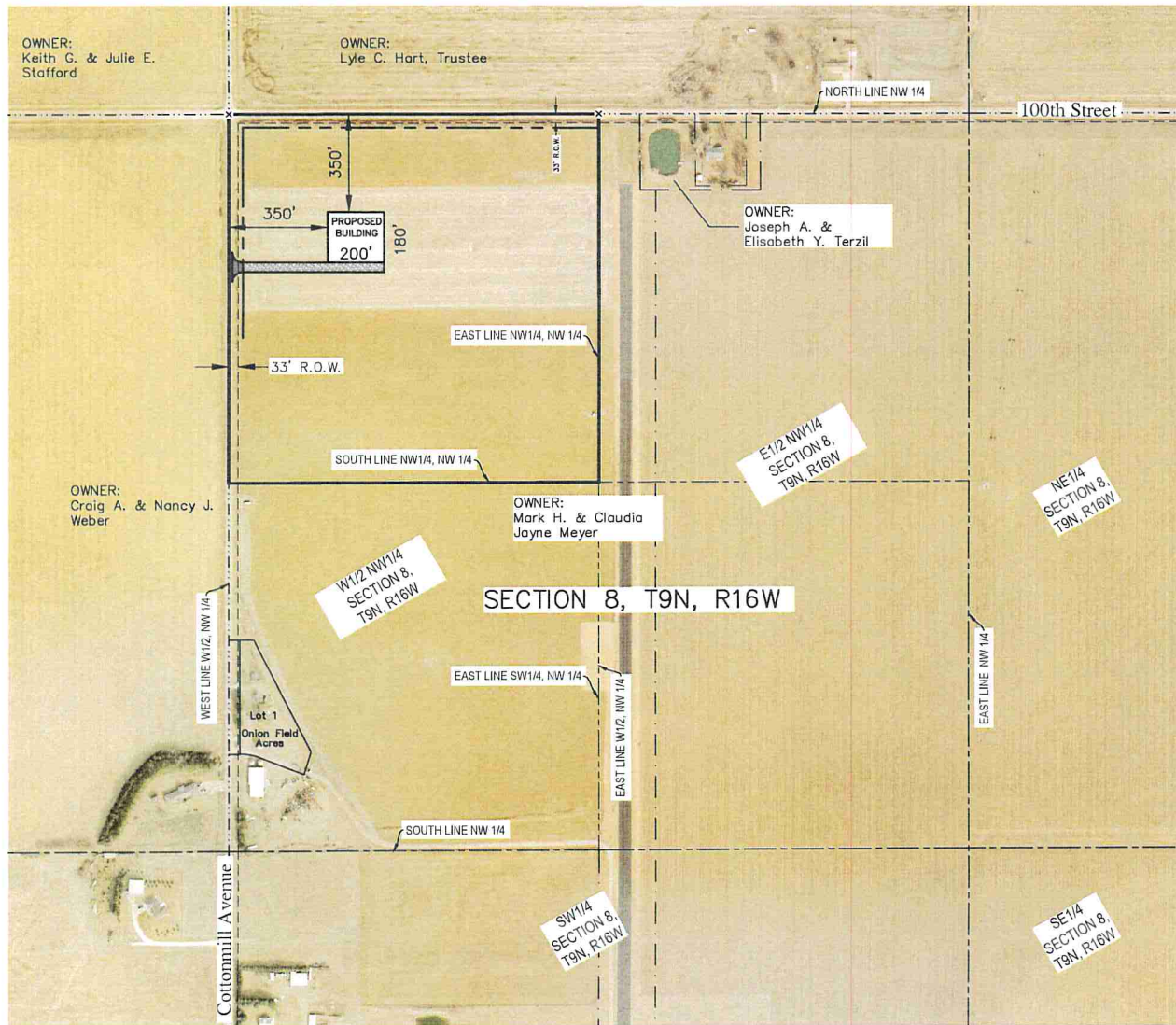
Mark H. and C. Jayne Meyer  
[Signature]  
C. Jayne Meyer also known  
as Claudia Jayne Meyer

Office Use Only  
Permit Number 2025-009  
Amount 90.00 Receipt # 975053  
Floodplain Yes or No 2/14/25 Date and Initial \_\_\_\_\_

Mark H. and C. Jayne Meyer, also known as  
Claudia Jayne Meyer, husband and wife

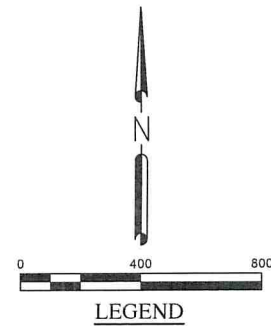
\\projects\130-F\130-F500 to F599\130-F564-001\Site Plan North.dwg  
C:\Projects\130-F\130-F500 to F599\130-F564-001\Site Plan North.dwg  
PLOTED: 2/27/2025 1:37 PM  
SAVED: 2/27/2025 1:21 PM

-SITE PLAN-  
CURRENT ZONING-AGRICULTURAL-RESIDENTIAL (AGR)



LEGAL DESCRIPTION

The Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section Eight (8), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska.

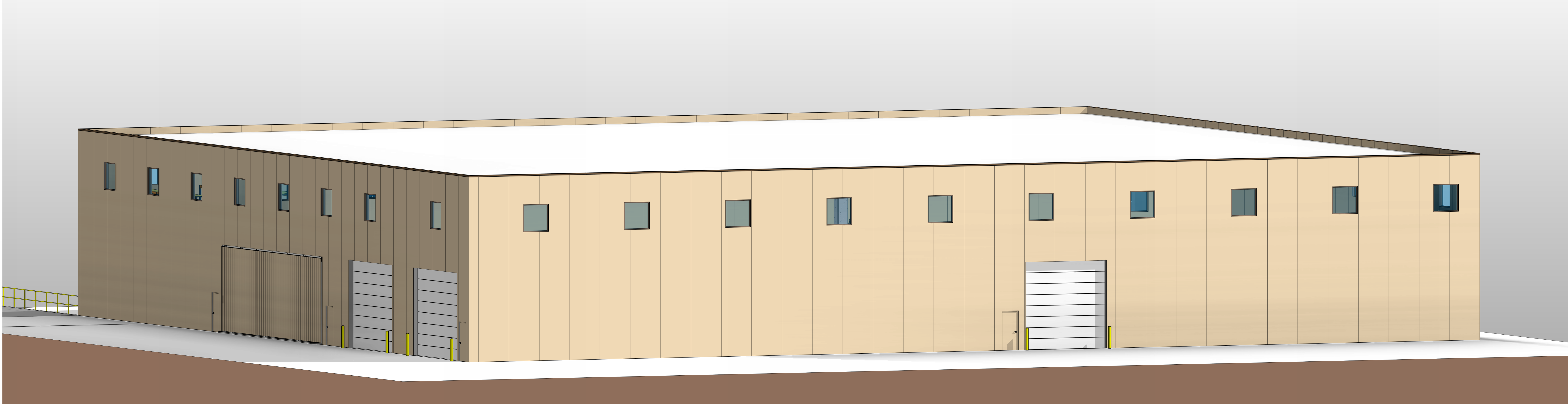


x = TEMPORARY POINT

**MA**  
Miller & Associates  
Consulting Engineers, P.C.  
1111 CENTRAL AVENUE  
HEARNEY, NE 68847-6833  
Tel: 308-234-6456  
Fax: 308-234-1146  
www.miller-engineers.com

Site Plan





PERSPECTIVE VIEW FROM NE

No.	Description	Date
-----	-------------	------

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without the written consent of  
CHIEF CONSTRUCTION.

CA 1679

NOT FOR CONSTRUCTION

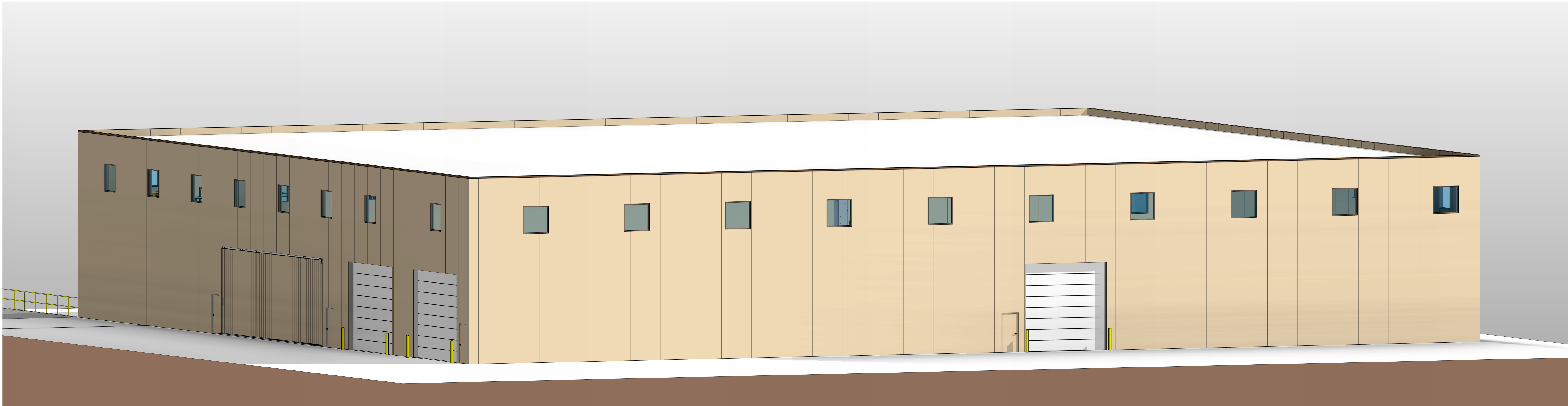
PROJECT NAME:  
**BAKKO BROTHERS SHOP**  
ADDRESS TBD, KEARNEY, NEBRASKA  
PERSPECTIVE VIEW FROM NE

DRAWN BY:  
**RAS**  
DATE:  
**3-3-2025**  
PROJECT NO:  
**24035**  
SCALE:  
  
SHEET NO:

A-2.1



DESIGN/BUILD — GENERAL CONTRACTORS  
3935 WESTGATE ROAD, GRAND ISLAND, NE 68803 (308) 389-7222  
<http://www.chiefconstruction.us>



PERSPECTIVE VIEW FROM NE

No.	Description	Date
-----	-------------	------

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without the written consent of  
CHIEF CONSTRUCTION.

CA 1679

NOT FOR CONSTRUCTION

PROJECT NAME:  
**BAKKO BROTHERS SHOP**  
ADDRESS TBD, KEARNEY, NEBRASKA  
PERSPECTIVE VIEW FROM NE

DRAWN BY:  
RAS  
DATE:  
3-3-2025  
PROJECT NO:  
24035  
SCALE:  
SHEET NO:

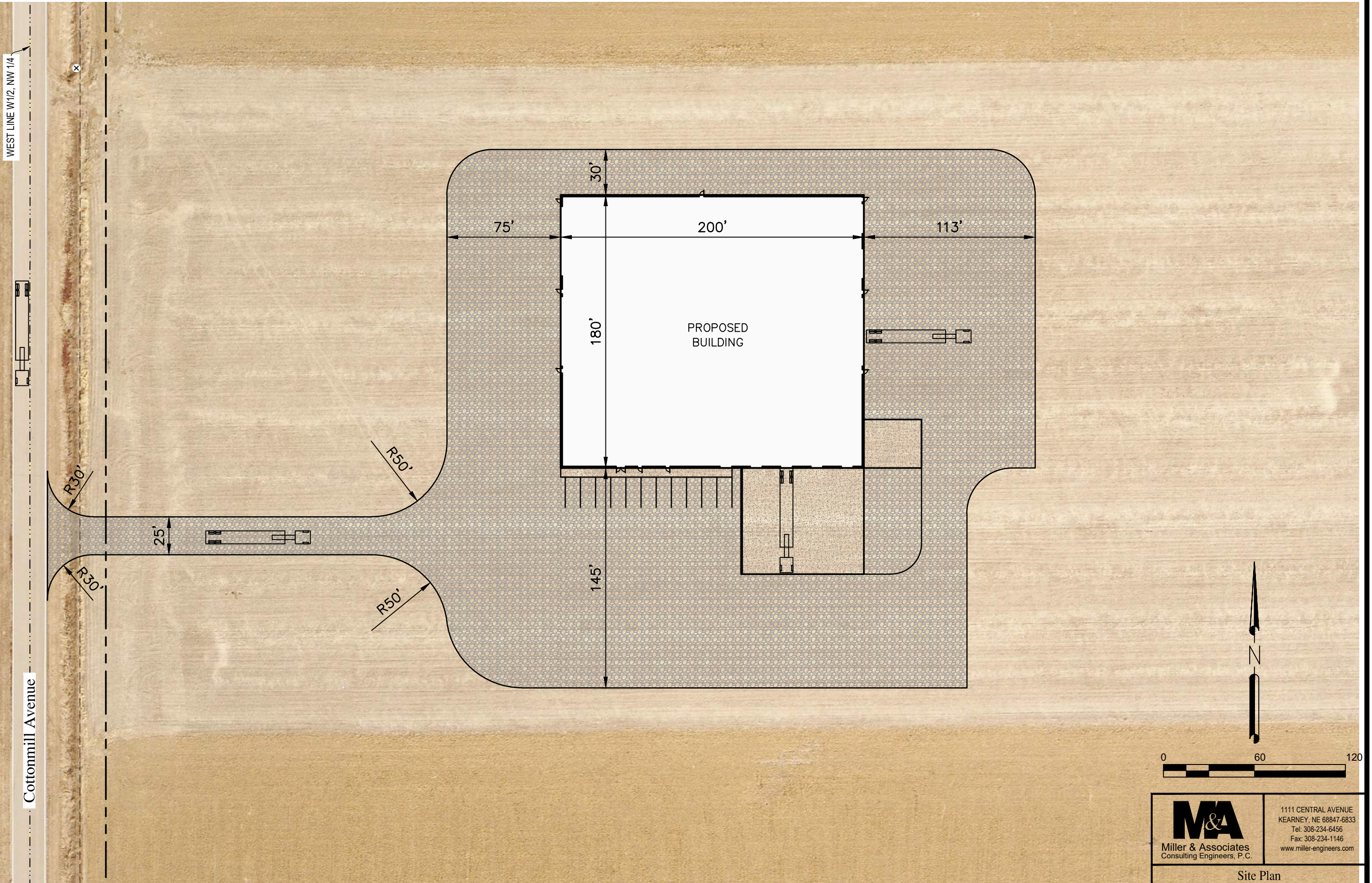
A-2.1



DESIGN/BUILD — GENERAL CONTRACTORS  
3935 WESTGATE ROAD, GRAND ISLAND, NE 68803 (308) 389-7222  
<http://www.chiefconstruction.us>



**-PARKING / SITE DEVELOPMENT PLAN-  
CURRENT ZONING-AGRICULTURAL-RESIDENTIAL (AGR)**





March 17, 2025  
Kearney, Nebraska

  
**Miller & Associates**  
CONSULTING ENGINEERS, P.C.  
1111 Central Ave. Kearney, NE 68847-6833

Tel: 308-234-6456  
Fax: 308-234-1146  
[www.miller-engineers.com](http://www.miller-engineers.com)

Dennise Daniels  
Buffalo County Zoning Administrator  
PO Box 1270  
Kearney, NE 68848  
[zoning@buffalocounty.ne.gov](mailto:zoning@buffalocounty.ne.gov)

RE: Bakko Land, LLC; Off-Street Parking and Off-Street Loading Requirements

Dennise,

As requested, the following information is supplemental to the original application and submittal.

There is the ability to meet and exceed the minimum off-street parking and off-street loading requirements. We used the following Buffalo County Zoning Regulations for the off-street requirements:

**Article 7.2 OFF-STREET PARKING REQUIREMENTS**

9. Manufacturing, wholesale warehouse and similar uses (1 for every 2 employees on the largest working shift)

- Proposed Building:
  - **Required: 8-10 employees**
  - **Provided: 11 employee parking stalls**

**Article 7.3 OFF-STREET LOADING REQUIREMENTS**

1. One 500 square feet For every 5,000 to 20,000 square feet
2. One 500 square feet For every 20,000 square feet or fraction thereof
  - Proposed Building = 36,000 Sq.Ft.
    - **Required: 1,000 Sq. Ft.**
    - **Provided:**
      - **5,620 Sq. Ft. (Loading dock on south side of building)**
      - **20,340 Sq. Ft. (East side of building)**
      - **TOTAL: 25,960 Sq. Ft.**
      - **If needed, other aggregate areas could be utilized around the building.**

Sincerely,  
MILLER & ASSOCIATES  
CONSULTING ENGINEERS, P.C.



Land Development & Planning

# Off-Street Parking Plan

<i>Applicant</i>	<i>Mark and Claudia Jane Meyer; Bakko Land, LLC</i>
<i>Permit Number</i>	<i>2025-009</i>
<i>Proposed Project</i>	<i>Agricultural Service Establishment</i>

## Section 7.2 (7): Off-Street Parking Requirements

### Minimum Requirements:

1 for every 2 employees on the largest working shift

Employee Number (Presented on 11/21/2025)	8
Minimum Parking Spots Required	4
<b><i>Proposed Parking Stalls/Area</i></b>	<b><i>11</i></b>

## Section 7.3: Off-Street Loading Requirements

### Minimum Requirements:

Construction, alteration, or enlargement of any structure or building except residences and farms having an aggregate gross floor area of 500 square feet or more, off-street loading areas shall be provided and maintained for all uses.

Two 500 square feet Loading Area for every 5,000 to 20,000 square feet.	1,000 square feet
<b><i>Proposed Loading Area</i></b>	<b><i>25,960 square feet</i></b>

## Dennise Daniels

---

**From:** Sammichelle Widger <thewidgerfamily@gmail.com>  
**Sent:** Wednesday, March 12, 2025 1:40 PM  
**To:** Zoning; sstubblefield@buffalocounty.ne.gov; tkreutzer@buffalocounty.ne.gov; wkeep@buffalocounty.ne.gov; jsedlacek@buffalocounty.ne.gov; sbrady@buffalocounty.ne.gov; tjeffs@buffalocounty.ne.gov; mvacek@buffalocounty.ne.gov; lwolfe@buffalocounty.ne.gov; jchaney@buffalocounty.ne.gov  
**Subject:** Please vote NO to Bakko Brothers Special use permit

Hello,  
I hope you are doing well and adjusting to the time change.

It appears we are making this decision again. While I appreciate that it is not a rezoning but a special use permit, and I also sympathize with Loren Bakko, who clearly did not do his complete homework before purchasing the land, **I would once again urge you to vote no on The Buffalo County Special Use Permit Application** to operate an Agricultural Service Establishment, filed by Craig Bennett of Miller & Associates Consulting Engineers on behalf of Mark H. Meye, C. Jayne Meyer and Loren Bakko for the property of the southwest quarter of the northwest quarter of section eight, township nine, north, range sixteen, west of the sixth principal meridian, Buffalo County, Nebraska.

I have many personal reasons why I am against it, including but not limited to the trust of Loren Bakko, who neglected to research and vet the property properly before he purchased it. However, my main concern is from the Hub article by Mike Konz on Jan. 30 and the words spoken at the second zoning meeting regarding this property.

Taken from the Hub article [https://kearneyhub.com/news/local/business/kearney-ne-cottonmill-highway/article\\_0fdde74e-ddcc-11ef-9c6d-57d3161187cd.html?utm\\_campaign=snd-autopilot&utm\\_medium=social&utm\\_source=facebook\\_Kearney\\_Hub&fbclid=IwY2xjawl9JqFleHRuA2FlbQIxMQABHWoa79JtBYopF79VKqmYCOgrFJgKUqi4yOySa2udP16UASCGgSzQaN469Q\\_aem\\_QXC7kES2olrfC6MHff7Pow](https://kearneyhub.com/news/local/business/kearney-ne-cottonmill-highway/article_0fdde74e-ddcc-11ef-9c6d-57d3161187cd.html?utm_campaign=snd-autopilot&utm_medium=social&utm_source=facebook_Kearney_Hub&fbclid=IwY2xjawl9JqFleHRuA2FlbQIxMQABHWoa79JtBYopF79VKqmYCOgrFJgKUqi4yOySa2udP16UASCGgSzQaN469Q_aem_QXC7kES2olrfC6MHff7Pow):

*"Members of the County Board said they liked the business plan, but the county lacks the funds for road improvements to accommodate the business.*

*Commissioner Ivan Klein of Gibbon estimated the cost of improving Cottonmill Road at about \$20 million. Board members said that Cottonmill is dangerous where it meets Highway 30 west of Kearney and Highway 40 north of Kearney.*

*"The county is not in a place where we can rebuild Cottonmill Road," Commissioner Dan Lynch said.*

*"My main concern is county infrastructure," Board Chair Sherry Morrow said.*

*After the meeting, Mark and Jayne Meyer and Loren Bakko talked about the county's decision that didn't go their way."*

Does this mean the county found the funds for road improvements to accommodate the traffic of the business? Lauren Bakko claimed 50 times per year or three times per day of trucks hauling heavy equipment. The two do

not add up. Is the county at a place where Cottonmill Road can be rebuilt just a few short months after the second meeting?

If not, please consider voting no.

I feel for Mr. Bakko and think it would be a viable business, but he should have researched before purchasing the land from the Meyers.

Sincerely,  
Michelle and Sam Widger  
308.238.1706  
[thewidgerfamily@gmail.com](mailto:thewidgerfamily@gmail.com)



**From:** [Sammichelle Widger](#)  
**To:** [Zoning](#)  
**Subject:** Please vote NO to Public Hearing Thursday, March 20 to a special permit to Bakko Brothers  
**Date:** Friday, March 14, 2025 12:29:13 PM

---

Good Friday morning,  
Please consider voting NO, just like the Zoning Commission did on Jan. 28 for the same reasoning.

While I appreciate that it is not a rezoning but a special use permit, **I would once again urge you to vote no on The Buffalo County Special Use Permit Application** to operate an Agricultural Service Establishment, filed by Craig Bennett of Miller & Associates Consulting Engineers on behalf of Mark H. Meyer, C. Jayne Meyer and Loren Bakko for the property of the southwest quarter of the northwest quarter of section eight, township nine, north, range sixteen, west of the sixth principal meridian, Buffalo County, Nebraska.

**During this meeting, Mr. Loren Bakko said that heavy trucks carrying equipment come to his establishment “three times” per day.** If we consider only one way and working days, Google estimates 260 working days per year. That is an additional **780 truck traffic on Cottonmill Ave. with hay and tub grinders. Both ways an additional 1,560 trucks per year.** See Bakko Brothers' website to view the types of equipment. In particular, I am concerned about this type:. The following image is from the Bakko Brothers website *for educational purposes only.* **Imagine the following truck turning from or onto 56<sup>th</sup>, Highway 30 or Highway 40 onto or from Cottonmill Ave.!**



Again, my main concern is from the Hub article by Mike Konz on Jan. 30 and the **words spoken at the second zoning meeting regarding this property.**

Taken from the Hub  
article [https://kearneyhub.com/news/local/business/kearney-ne-cottonmill-highway/article\\_0fdde74e-ddcc-11ef-9c6d-57d3161187cd.html?utm\\_campaign=snd-autopilot&utm\\_medium=social&utm\\_source=facebook\\_Kearney\\_Hub&fbclid=IwY2xjawl9JqFleHRuA2FlbQlxMQABHWoa79JtBYopF79VKqmYCoqrFJgKUqi4yOySa2udP16UASCGgSzQaN469Q\\_aem\\_QXC7kES2oIrfC6MHff7Pow](https://kearneyhub.com/news/local/business/kearney-ne-cottonmill-highway/article_0fdde74e-ddcc-11ef-9c6d-57d3161187cd.html?utm_campaign=snd-autopilot&utm_medium=social&utm_source=facebook_Kearney_Hub&fbclid=IwY2xjawl9JqFleHRuA2FlbQlxMQABHWoa79JtBYopF79VKqmYCoqrFJgKUqi4yOySa2udP16UASCGgSzQaN469Q_aem_QXC7kES2oIrfC6MHff7Pow):

*"Members of the County Board said they liked the business plan, but the county lacks the funds for road improvements to accommodate the business."*

*Commissioner Ivan Klein of Gibbon estimated the cost of improving Cottonmill Road at about \$20 million. Board members said that Cottonmill is dangerous where it meets Highway 30 west of Kearney and Highway 40 north of Kearney.*

*"The county is not in a place where we can rebuild Cottonmill Road," Commissioner Dan Lynch said.*

*"My main concern is county infrastructure," Board Chair Sherry Morrow said.*

*After the meeting, Mark and Jayne Meyer and Loren Bakko talked about the county's decision that didn't go their way."*

Does this mean the county found the funds for road improvements to accommodate the traffic of the business? Lauren Bakko claimed **50 times per year or three times per day** of trucks hauling heavy equipment. *The two do not add up.* Is the county at a place where Cottonmill Road can be rebuilt just a few short months after the second meeting? I know money is put into infrastructure and roads on the east side of Kearney, and I urge you to encourage Mr. Bakko to consider building there instead.

Please consider voting no.

I feel for Mr. Bakko and think it would be a viable business, but he should have researched before purchasing the land. I know the airstrip was an appeal because he owns properties in several locations which he stated at the last meeting. The airstrip is another concern competing with Kearney Regional Airport, but my main concern is the safety for all of the families traveling Cottonmill Ave. **Thank you so much for your time!**

Sincerely,

**Sam and Michelle Widger**

[thewidgerfamily@gmail.com](mailto:thewidgerfamily@gmail.com)

Michelle's Mobile: 308.238.1706

9340 Cottonmill Ave.  
Kearney, NE 68845



2024-04818

KELLIE JOHN  
BUFFALO COUNTY REGISTER OF DEEDS  
KEARNEY, NEBRASKA  
RECORDED ON: 10/25/2024 08:42:21 AM  
NOTICE OF CONTRACT  
REC FEE: 28.00  
PAGES: 4  
PD: 28.00 ESCROW:  
CK: ACH SIMPLIFILE  
REC'D:SIMPLIFILE  
SUB:NEBRASKA TITLE-KEARNEY 215  
5355 WEST 85TH STREET-KEARNEY  
NEBRASKA DOCUMENTARY STAMP TAX  
DOC TAX:  
EXEMPTION: 13  
RECORDED ON: 10/25/2024  
AUTHORIZED BY: BME

After recording return to:  
Nebraska Title Company  
208 W. 29<sup>th</sup> Street, Ste. B  
Kearney, NE 68845

NOTICE OF CONTRACT  
FOR DEED

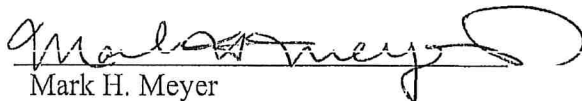
NOTICE IS HEREBY GIVEN that a Contract for Deed has been entered into by and between Mark H. Meyer and Claudia Jayne Meyer, a/k/a C. Jayne Meyer, a married couple, as Sellers, and Bakko Land, LLC, a Minnesota limited liability company, as Purchaser, covering the following described real estate, to-wit:

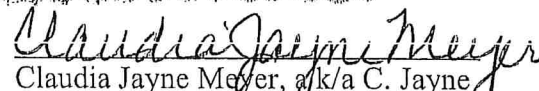
See attached Exhibit "A"

The terms, conditions, and covenants of the transaction are specifically stated in the above-described Contract for Deed, and this document is intended only to record notice of the respective interest of the parties in the aforementioned real estate.

You are further notified and advised that any and all interest, right, or title you may acquire in the above-described real estate by virtue of subsequent transactions with the Seller will be wholly subject to the right, interest, and equity of the Purchaser in such real estate, arising by virtue the above-described Agreement.

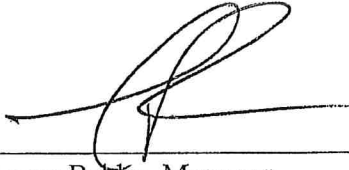
DATED Oct. 22<sup>nd</sup>, 2024.

  
Mark H. Meyer

  
Claudia Jayne Meyer, a/k/a C. Jayne Meyer

NTK0011854

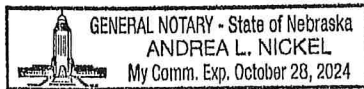
Bakko Land, LLC, a Minnesota limited liability company

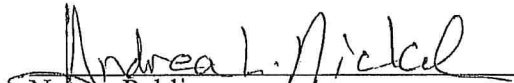


Loren Bakko, Manager

STATE OF NEBRASKA     )  
                                  ) ss.  
COUNTY OF Buffalo )

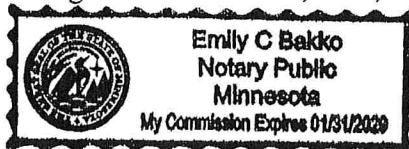
The foregoing instrument was acknowledged before me on this 22 day of October, 2024, by Mark H. Meyer and Claudia Jayne Meyer, a/k/a C. Jayne Meyer, a married couple.



  
Notary Public

Minnesota <sup>EB</sup>  
STATE OF ~~NEBRASKA~~     )  
                                  ) ss.  
COUNTY OF Pope <sup>EB</sup> )

The foregoing instrument was acknowledged before me on this 17<sup>th</sup> day of October, 2024, by Loren Bakko, Manager of Bakko Land, LLC, a Minnesota limited liability company.



Commission Expires 01/31/2029

  
Notary Public

Exhibit "A"

Parcel 1

The East Half of the Southwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, EXCEPT a tract of land being part of the Northeast Quarter of the Southwest Quarter of said Section 8, more particularly described as follows: Referring to the Northwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 8 and assuming the West line of said Northeast Quarter of the Southwest Quarter as bearing S 00° 00' 15" W and all bearings contained herein are relative thereto; thence S 00° 00' 15" W on the aforesaid West line a distance of 1045.42 feet; thence S 89° 59' 45" E a distance of 200.0 feet to the ACTUAL PLACE OF BEGINNING; thence continuing S 89° 59' 45" E a distance of 150.0 feet; thence N 00° 00' 15" E parallel with the aforesaid West line a distance of 300.0 feet; thence S 89° 59' 45" E a distance of 259.02 feet; thence N 00° 04' 51" W a distance of 154.0 feet; thence on a non-tangent 66.0 feet radius curve to the right, concave Northeasterly, forming a central angle of 90° 05' 07" a distance of 103.77 feet to a point, said point being N 45° 02' 18" W a chord distance of 93.41 feet from the previously described point; thence N 89° 59' 45" W a distance of 342.7 feet to a point 200.0 feet Easterly of, as measured at right angles to, the aforesaid West line; thence S 00° 00' 15" W parallel with and 200.0 feet Easterly of the aforesaid West line a distance of 520.0 feet to the place of beginning, EXCEPT a tract of land being part of the East Half of the Southwest Quarter of said Section 8, more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter of said Section 8 and assuming the South line of said Southwest Quarter as bearing N 89° 51' W and all bearings contained herein are relative thereto; thence N 89° 51' W on the aforesaid South line a distance of 309.0 feet; thence N 00° 14' 33" E parallel with the East line of said Southwest Quarter a distance of 1175.35 feet; thence N 54° 48' 55" W a distance of 133.05 feet; thence N 57° 01' 25" E a distance of 499.73 feet to a point on the aforesaid East line; thence S 00° 14' 33" W on the aforesaid East line a distance of 1524.83 feet to the place of beginning, AND EXCEPT a tract of land being part of the Southeast Quarter of the Southwest Quarter of said Section 8, more particularly described as follows: Referring to the Southeast Corner of the Southwest Quarter of said Section 8 and assuming the South line of said Southwest Quarter as bearing N 89° 43' 05" W and all bearings contained herein are relative thereto; thence N 89° 43' 05" W on the aforesaid South line a distance of 526.27 feet to the ACTUAL PLACE OF BEGINNING; thence continuing N 89° 43' 05" W on the afore described course a distance of 150.0 feet; thence N 00° 39' E a distance of 912.0 feet; thence S 89° 43' 05" E parallel with the aforesaid South line a distance of 150.0 feet; thence S 00° 39' W a distance of 912.0 feet to the place of beginning, now known as Lot 1, Roenfeldt Acres, an administrative subdivision being part of the Southeast Quarter of the Southwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska.

Parcel 2

A tract of land being part of the East Half of the Southwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter of said Section 8 and assuming the South line of said Southwest Quarter as bearing N 89° 51' W and all bearings

contained herein are relative thereto; thence N 89° 51' W on the aforesaid South line a distance of 309.0 feet; thence N 00° 14' 33" E parallel with the East line of said Southwest Quarter a distance of 1175.35 feet; thence N 54° 48' 55" W a distance of 133.05 feet; thence N 57° 01' 25" E a distance of 499.73 feet to a point on the aforesaid East line; thence S 00° 14' 33" W on the aforesaid East line a distance of 1524.83 feet to the place of beginning.

### Parcel 3

The Northwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, EXCEPT a tract of land being part of the Northeast Quarter of the Northwest Quarter of said Section 8, more particularly described as follows: Referring to the Northeast corner of the Northwest Quarter of said Section 8; thence Westerly on the North line of said Northwest Quarter a distance of 792.5 feet to the ACTUAL PLACE OF BEGINNING; thence continuing Westerly on the afore described course a distance of 180.0 feet; thence with a deflection angle to the Left of 90° 00' a distance of 260.0 feet; thence Left 90° 00' a distance of 180.0 feet; thence Left 90° 00' a distance of 260.0 feet to the place of beginning, EXCEPT a tract of land being part of the Northeast Quarter of the Northwest Quarter of said Section 8, more particularly described as follows: Referring to the Northeast corner of the Northwest Quarter of said Section 8, thence Westerly on the North line of said Northwest Quarter a distance of 742.5 feet to the ACTUAL PLACE OF BEGINNING; thence continuing Westerly on the aforescribed course a distance of 50.0 feet; thence Southerly at right angles a distance of 260.0 feet; thence Westerly at right angles a distance of 180.0 feet; thence Northerly at right angles a distance of 260.0 feet to a point on the North line of the Northwest Quarter of said section; thence Westerly on the aforesaid North line a distance of 196.5 feet; thence Southerly at right angles a distance of 275.0 feet; thence Easterly at right angles a distance of 426.5 feet; thence Northerly at right angles a distance of 275.0 feet to the place of beginning, AND EXCEPT a tract of land being part of the Southwest Quarter of the Northwest Quarter of said Section 8, more particularly described as follows: Referring to the Southwest Corner of the Northwest Quarter of said Section 8 and assuming the West line of said Northwest Quarter as bearing N 00° 20' 20" W and all bearings contained herein are relative thereto; thence N 00° 20' 20" W on the aforesaid West line a distance of 347.27 feet to the ACTUAL PLACE OF BEGINNING; thence continuing N 00° 20' 20" W on the afore described course a distance of 410.0 feet; thence EAST a distance of 90.0 feet; thence S 26° 38' E a distance of 450.58 feet; thence S 17° 30' W a distance of 85.0 feet; thence N 68° 32' 47" W a distance of 1161.92 feet to the point of curvature; thence on a 215.37 foot radius curve to the left forming a central angle of 19° 59' 55" a distance of 75.17 feet; thence non-tangent S 89° 39' 40" W a distance of 40.0 feet to the place of beginning, now known as Lot 1, Onion Field Acres, an administrative subdivision being part of the Southwest Quarter of the Northwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska.



NUM PAGES 1  
DOC TAX Exempt PD CHG RET RET  
FEES 5.50 PD CHG RET RET  
TOTAL Cash  
CK NUM BY  
REC'D Jayne Meyer  
RETURN 8 Camelot Way  
Kearney NE 68841

TRACT INDEX 4  
COMPUTER 4  
COMPARED Cady

Inst. 1999 - 3401

RECORDED  
BUFFALO COUNTY, NE

1999 AP 26 PM 12:23

Kellie John  
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY  
STAMP TAX 4-26-1999  
Date Exempt 3 By AD

### WARRANTY DEED

DONALD F. MONROE, a single person, GRANTOR, in consideration of the release of debt, conveys to GRANTEE, MARK H. MEYER and CLAUDIA JAYNE MEYER, husband and wife, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW $\frac{1}{4}$ ) of Section 8, Township 9 North, Range 16 West, of the 6th P.M., Buffalo County, Nebraska, excepting therefrom a tract of land being part of the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$ ) of said Section 8, more particularly described as follows: Referring to the Northeast Corner of the Northwest Quarter (NW $\frac{1}{4}$ ) of said Section 8, thence westerly on the North line of said Northwest Quarter (NW $\frac{1}{4}$ ) a distance of 792.5 feet to the ACTUAL PLACE OF BEGINNING; thence continuing westerly on the afore described course a distance of 180.0 feet; thence with a deflection angle to the Left of 90°00' a distance of 260.0 feet; thence Left 90°00' a distance of 180.0 feet; thence Left 90°00' a distance of 260.0 feet to the place of beginning.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

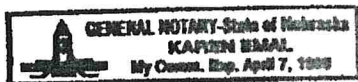
- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED: October 12<sup>th</sup>, 1998.

Donald F. Monroe  
Donald F. Monroe

STATE OF NEBRASKA )  
COUNTY OF BUFFALO ) ss:

The foregoing instrument was acknowledged before me on 12<sup>th</sup>, 1998, by DONALD F. MONROE, a single person.



Karen Enal  
Notary Public

2024-04818

KELLIE JOHN

BUFFALO COUNTY REGISTER OF DEEDS

KEARNEY, NEBRASKA

RECORDED ON: 10/25/2024 08:42:21 AM

NOTICE OF CONTRACT

REC FEE: 28.00

PAGES: 4

PD: 28.00 ESCROW:

CK: ACH SIMPLIFILE

REC'D:SIMPLIFILE

SUB:NEBRASKA TITLE-KEARNEY 215

5355 WEST 85TH STREET-KEARNEY

NEBRASKA DOCUMENTARY STAMP TAX

DOC TAX:

EXEMPTION: 13

RECORDED ON: 10/25/2024

AUTHORIZED BY: BME

After recording return to:  
Nebraska Title Company  
208 W. 29<sup>th</sup> Street, Ste. B  
Kearney, NE 68845

NOTICE OF CONTRACT  
FOR DEED

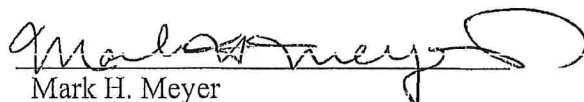
NOTICE IS HEREBY GIVEN that a Contract for Deed has been entered into by and between Mark H. Meyer and Claudia Jayne Meyer, a/k/a C. Jayne Meyer, a married couple, as Sellers, and Bakko Land, LLC, a Minnesota limited liability company, as Purchaser, covering the following described real estate, to-wit:

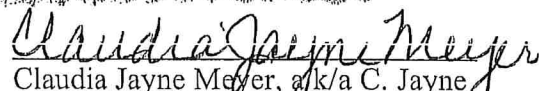
See attached Exhibit "A"

The terms, conditions, and covenants of the transaction are specifically stated in the above-described Contract for Deed, and this document is intended only to record notice of the respective interest of the parties in the aforementioned real estate.

You are further notified and advised that any and all interest, right, or title you may acquire in the above-described real estate by virtue of subsequent transactions with the Seller will be wholly subject to the right, interest, and equity of the Purchaser in such real estate, arising by virtue the above-described Agreement.

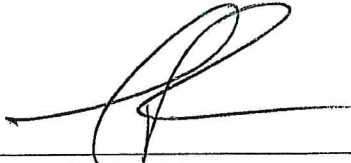
DATED Oct. 22<sup>nd</sup>, 2024.

  
Mark H. Meyer

  
Claudia Jayne Meyer, a/k/a C. Jayne Meyer

NTK0011854

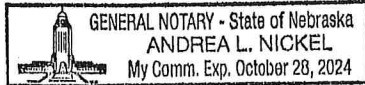
Bakko Land, LLC, a Minnesota limited liability company

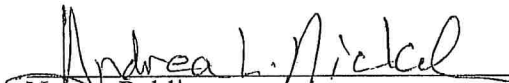


Loren Bakko, Manager

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF Buffalo     )

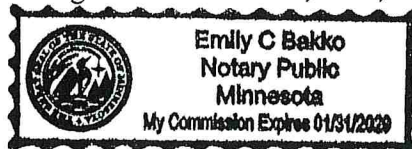
The foregoing instrument was acknowledged before me on this 22 day of October, 2024, by Mark H. Meyer and Claudia Jayne Meyer, a/k/a C. Jayne Meyer, a married couple.




  
Notary Public

Minnesota <sup>EB</sup>  
STATE OF ~~NEBRASKA~~     )  
  ) ss.  
COUNTY OF Pope     )

The foregoing instrument was acknowledged before me on this 17<sup>th</sup> day of October, 2024, by Loren Bakko, Manager of Bakko Land, LLC, a Minnesota limited liability company.



Commission Expires 01/31/2029

  
Notary Public

## Exhibit "A"

### Parcel 1

The East Half of the Southwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, EXCEPT a tract of land being part of the Northeast Quarter of the Southwest Quarter of said Section 8, more particularly described as follows: Referring to the Northwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 8 and assuming the West line of said Northeast Quarter of the Southwest Quarter as bearing S 00° 00' 15" W and all bearings contained herein are relative thereto; thence S 00° 00' 15" W on the aforesaid West line a distance of 1045.42 feet; thence S 89° 59' 45" E a distance of 200.0 feet to the ACTUAL PLACE OF BEGINNING; thence continuing S 89° 59' 45" E a distance of 150.0 feet; thence N 00° 00' 15" E parallel with the aforesaid West line a distance of 300.0 feet; thence S 89° 59' 45" E a distance of 259.02 feet; thence N 00° 04' 51" W a distance of 154.0 feet; thence on a non-tangent 66.0 foot radius curve to the right, concave Northeasterly, forming a central angle of 90° 05' 07" a distance of 103.77 feet to a point, said point being N 45° 02' 18" W a chord distance of 93.41 feet from the previously described point; thence N 89° 59' 45" W a distance of 342.7 feet to a point 200.0 feet Easterly of, as measured at right angles to, the aforesaid West line; thence S 00° 00' 15" W parallel with and 200.0 feet Easterly of the aforesaid West line a distance of 520.0 feet to the place of beginning, EXCEPT a tract of land being part of the East Half of the Southwest Quarter of said Section 8, more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter of said Section 8 and assuming the South line of said Southwest Quarter as bearing N 89° 51' W and all bearings contained herein are relative thereto; thence N 89° 51' W on the aforesaid South line a distance of 309.0 feet; thence N 00° 14' 33" E parallel with the East line of said Southwest Quarter a distance of 1175.35 feet; thence N 54° 48' 55" W a distance of 133.05 feet; thence N 57° 01' 25" E a distance of 499.73 feet to a point on the aforesaid East line; thence S 00° 14' 33" W on the aforesaid East line a distance of 1524.83 feet to the place of beginning, AND EXCEPT a tract of land being part of the Southeast Quarter of the Southwest Quarter of said Section 8, more particularly described as follows: Referring to the Southeast Corner of the Southwest Quarter of said Section 8 and assuming the South line of said Southwest Quarter as bearing N 89° 43' 05" W and all bearings contained herein are relative thereto; thence N 89° 43' 05" W on the aforesaid South line a distance of 526.27 feet to the ACTUAL PLACE OF BEGINNING; thence continuing N 89° 43' 05" W on the afore described course a distance of 150.0 feet; thence N 00° 39' E a distance of 912.0 feet; thence S 89° 43' 05" E parallel with the aforesaid South line a distance of 150.0 feet; thence S 00° 39' W a distance of 912.0 feet to the place of beginning, now known as Lot 1, Roenfeldt Acres, an administrative subdivision being part of the Southeast Quarter of the Southwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska.

### Parcel 2

A tract of land being part of the East Half of the Southwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter of said Section 8 and assuming the South line of said Southwest Quarter as bearing N 89° 51' W and all bearings



contained herein are relative thereto; thence N 89° 51' W on the aforesaid South line a distance of 309.0 feet; thence N 00° 14' 33" E parallel with the East line of said Southwest Quarter a distance of 1175.35 feet; thence N 54° 48' 55" W a distance of 133.05 feet; thence N 57° 01' 25" E a distance of 499.73 feet to a point on the aforesaid East line; thence S 00° 14' 33" W on the aforesaid East line a distance of 1524.83 feet to the place of beginning.

Parcel 3

The Northwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, EXCEPT a tract of land being part of the Northeast Quarter of the Northwest Quarter of said Section 8, more particularly described as follows: Referring to the Northeast corner of the Northwest Quarter of said Section 8; thence Westerly on the North line of said Northwest Quarter a distance of 792.5 feet to the ACTUAL PLACE OF BEGINNING; thence continuing Westerly on the afore described course a distance of 180.0 feet; thence with a deflection angle to the Left of 90° 00' a distance of 260.0 feet; thence Left 90° 00' a distance of 180.0 feet; thence Left 90° 00' a distance of 260.0 feet to the place of beginning, EXCEPT a tract of land being part of the Northeast Quarter of the Northwest Quarter of said Section 8, more particularly described as follows: Referring to the Northeast corner of the Northwest Quarter of said Section 8, thence Westerly on the North line of said Northwest Quarter a distance of 742.5 feet to the ACTUAL PLACE OF BEGINNING; thence continuing Westerly on the aforescribed course a distance of 50.0 feet; thence Southerly at right angles a distance of 260.0 feet; thence Westerly at right angles a distance of 180.0 feet; thence Northerly at right angles a distance of 260.0 feet to a point on the North line of the Northwest Quarter of said section; thence Westerly on the aforesaid North line a distance of 196.5 feet; thence Southerly at right angles a distance of 275.0 feet; thence Easterly at right angles a distance of 426.5 feet; thence Northerly at right angles a distance of 275.0 feet to the place of beginning, AND EXCEPT a tract of land being part of the Southwest Quarter of the Northwest Quarter of said Section 8, more particularly described as follows: Referring to the Southwest Corner of the Northwest Quarter of said Section 8 and assuming the West line of said Northwest Quarter as bearing N 00° 20' 20" W and all bearings contained herein are relative thereto; thence N 00° 20' 20" W on the aforesaid West line a distance of 347.27 feet to the ACTUAL PLACE OF BEGINNING; thence continuing N 00° 20' 20" W on the afore described course a distance of 410.0 feet; thence EAST a distance of 90.0 feet; thence S 26° 38' E a distance of 450.58 feet; thence S 17° 30' W a distance of 85.0 feet; thence N 68° 32' 47" W a distance of 1161.92 feet to the point of curvature; thence on a 215.37 foot radius curve to the left forming a central angle of 19° 59' 55" a distance of 75.17 feet; thence non-tangent S 89° 39' 40" W a distance of 40.0 feet to the place of beginning, now known as Lot 1, Onion Field Acres, an administrative subdivision being part of the Southwest Quarter of the Northwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska.

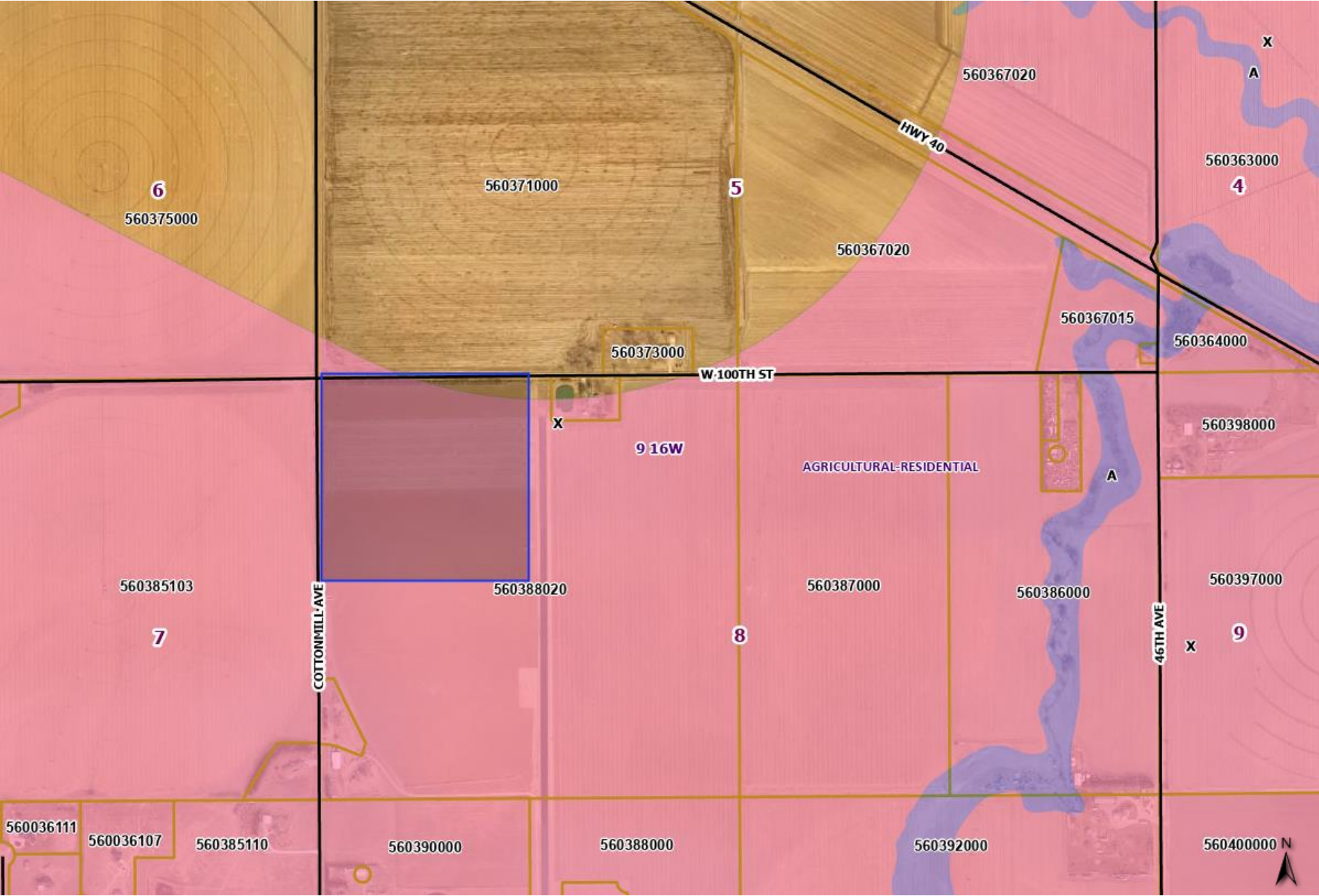
Terzail

Terzail #2

Onion Field Acres

# Bakko Zoning/Floodplain Map: North

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# Bakko Aerial/Floodplain Map: North

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