

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 Zip Code 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), 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.
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, a Minnesota Limited Liability Company Printed Name Craig A. Bennett

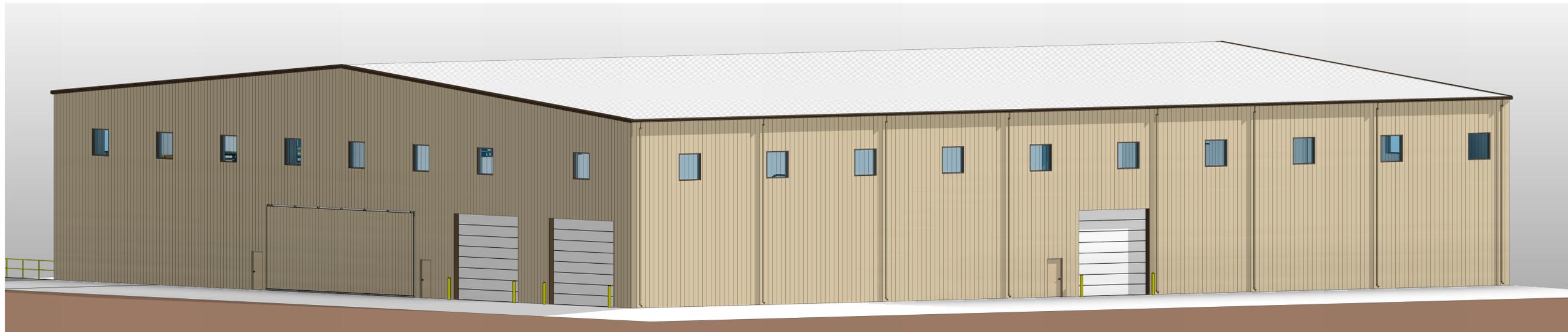
Date of Planning Commission meeting 3/20/25 Approved _____ Denied X
 Date of Board of Commissioners meeting _____ Approved _____ Denied _____

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

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

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



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) 389-7222
<http://www.chiefconstruction.us>

No.	Description	Date

DRAWN BY:
 RAS

DATE:
 3-3-2025

PROJECT NO:
 24035 PEMB

SCALE:

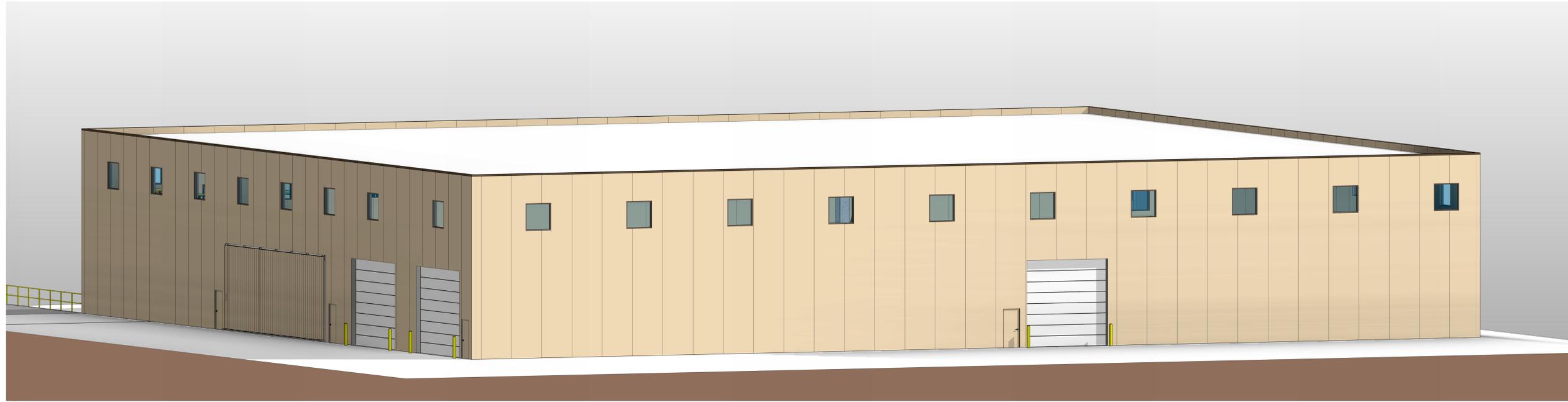
SHEET NO:

CA 1679

A-2.1

CONFIDENTIAL

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PERSPECTIVE VIEW FROM NE

NOT FOR CONSTRUCTION

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



DESIGN/BUILD — GENERAL CONTRACTORS
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No.	Description	Date

DRAWN BY:
 RAS

DATE:
 3-3-2025

PROJECT NO:
 24035

SCALE:

SHEET NO:

CA 1679

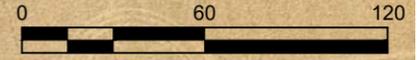
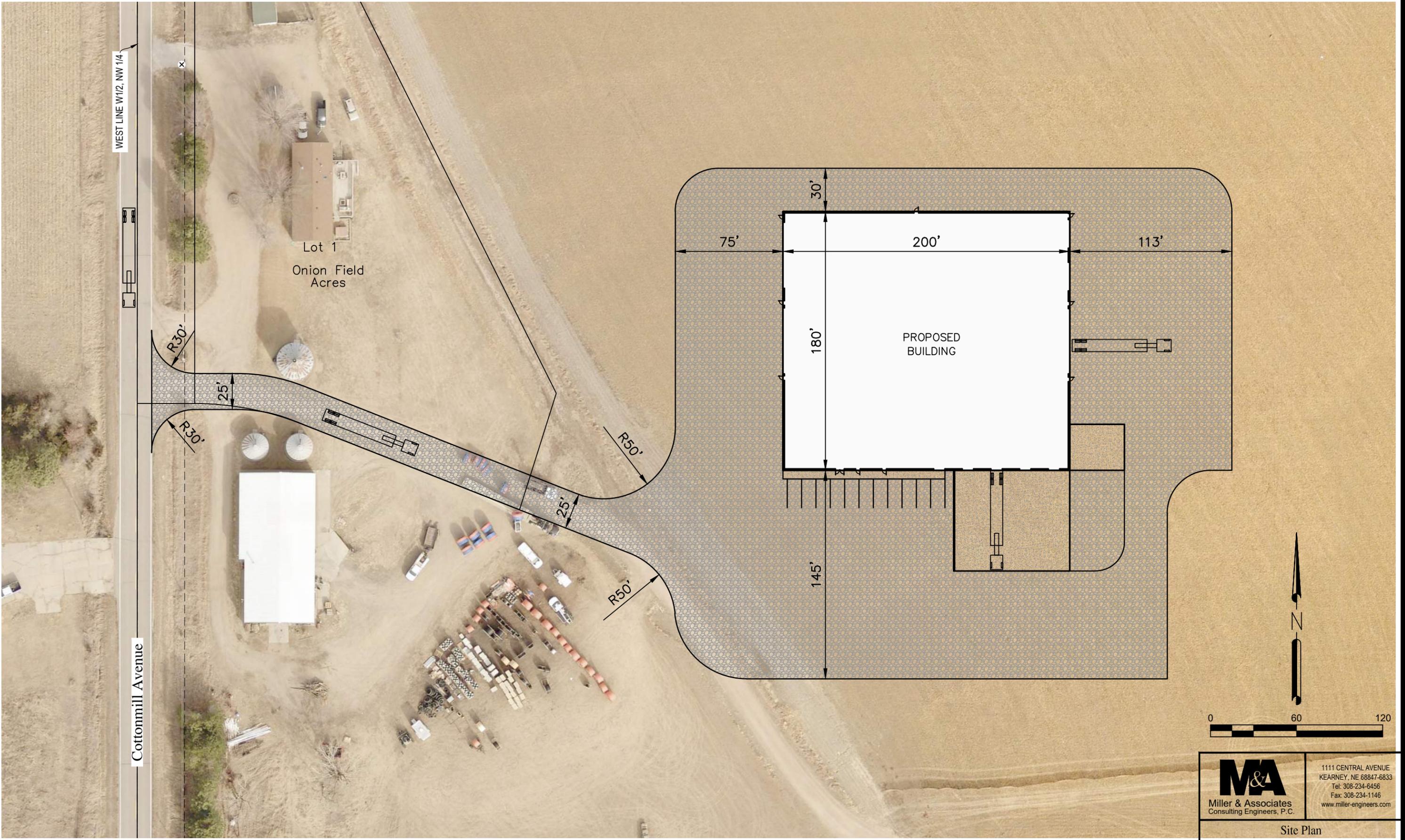
CONFIDENTIAL

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A-2.1

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

C:\Projects\130\130-P\130-P500 to P599\130-P584-001\Civil-Dwgs\Design Drawings\Survey Design\Parking Plan.dwg
 PLOTTED: 3/14/2025 7:54 AM SAVED: 3/14/2025 12:41 AM



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

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

Dennise Daniels
Buffalo County Zoning Administrator
PO Box 1270
Kearney, NE 68848
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

From: Sammichelle Widger <thewidgerfamily@gmail.com>
Sent: Wednesday, March 12, 2025 1:40 PM
To: Zoning; sstubblefield@buffalocounty.ne; tkreutzer@buffalocounty.ne.gov; wkeep@buffalocounty.ne; 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=IwY2xjawl9JqFleHRuA2FibQIxMQABHWoa79JtBYopF79VKqmYCoqrFJgKUqi4yOySa2udP16UASCGgSzQaN469Q_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?

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

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 56th, 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:

"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

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

PROPERTY OF BUFFALO COUNTY

After recording return to:
Nebraska Title Company
208 W. 29th 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"

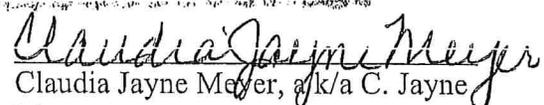
The terms, conditions, and covenants of the transaction are specifically stated in the above-described Contract for Deed, and this document is intended only to record notice of the respective interest of the parties in the aforementioned real estate.

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. 22nd, 2024.

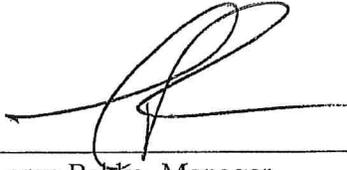

Mark H. Meyer




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

NTK0011854

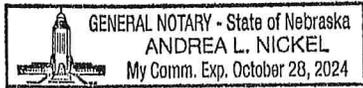
Bakko Land, LLC, a Minnesota limited liability company



Loren Bakko, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF Buffalo)

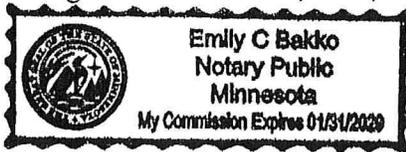
The foregoing instrument was acknowledged before me on this 22 day of October, 2024, by Mark H. Meyer and Claudia Jayne Meyer, a/k/a C. Jayne Meyer, a married couple.



Andrea L. Nickel
Notary Public

Minnesota ^{EB}
STATE OF ~~NEBRASKA~~)
) ss.
COUNTY OF Pope)

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



Commission Expires 01/31/2029

Emily Bakko
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 aforesaid 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
 FEES 5.50 PD CHG RET
 TOTAL Cost
 CK NUM _____ BY _____

TRACT INDEX yk
 COMPUTER yk
 COMPARED _____
cards y

Inst. 1999 - **3401**
 RECORDED
 BUFFALO COUNTY, NE
 1999 AP 26 PM 12:23

REC'D _____
 RETURN Jayne Meyer
8 Camelot Way
Kearney NE 68841

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

Kellie John
 REGISTER OF DEEDS

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 12th, 1998.

Donald F. Monroe
 Donald F. Monroe

STATE OF NEBRASKA)
) ss:
 COUNTY OF BUFFALO)

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

GENERAL NOTARY - State of Nebraska
 KAREN ERNAL
 My Comm. Exp. April 7, 2000

Karen Ernal
 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

PROPERTY OF BUFFALO COUNTY

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

NOTICE OF CONTRACT
FOR DEED

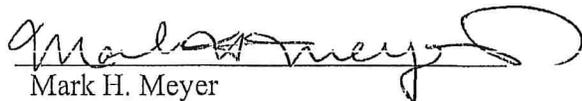
NOTICE IS HEREBY GIVEN that a Contract for Deed has been entered into by and between Mark H. Meyer and Claudia Jayne Meyer, a/k/a C. Jayne Meyer, a married couple, as Sellers, and Bakko Land, LLC, a Minnesota limited liability company, as Purchaser, covering the following described real estate, to-wit:

See attached Exhibit "A"

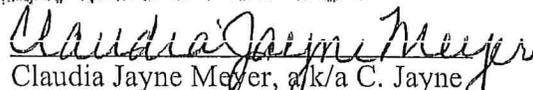
The terms, conditions, and covenants of the transaction are specifically stated in the above-described Contract for Deed, and this document is intended only to record notice of the respective interest of the parties in the aforementioned real estate.

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. 22nd, 2024.


Mark H. Meyer




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

NTK0011854

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 aforesaid 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.

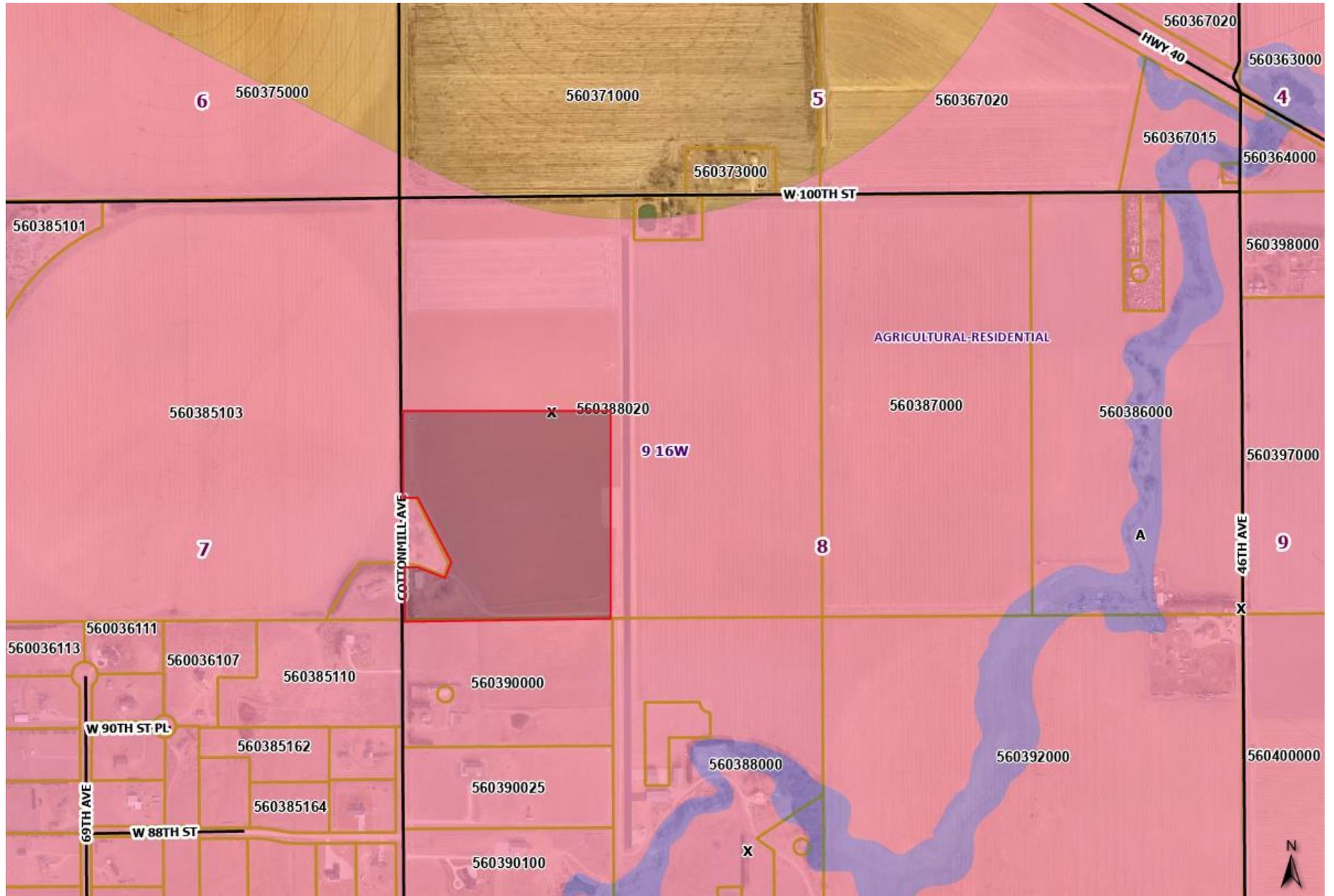
Terzil

Terzil #2

Onion Field Acres

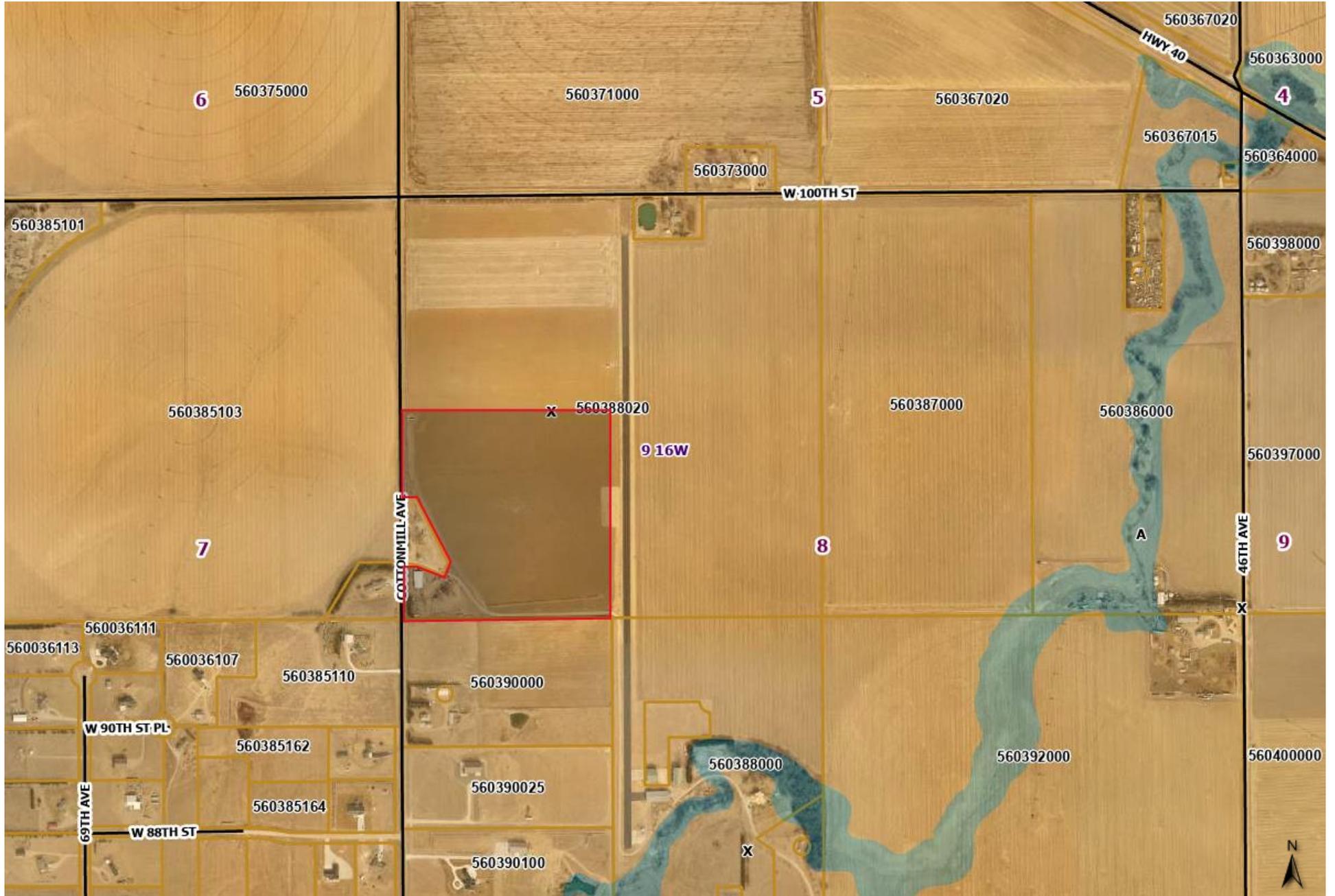
Bakko Zoning/Floodplain: South

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

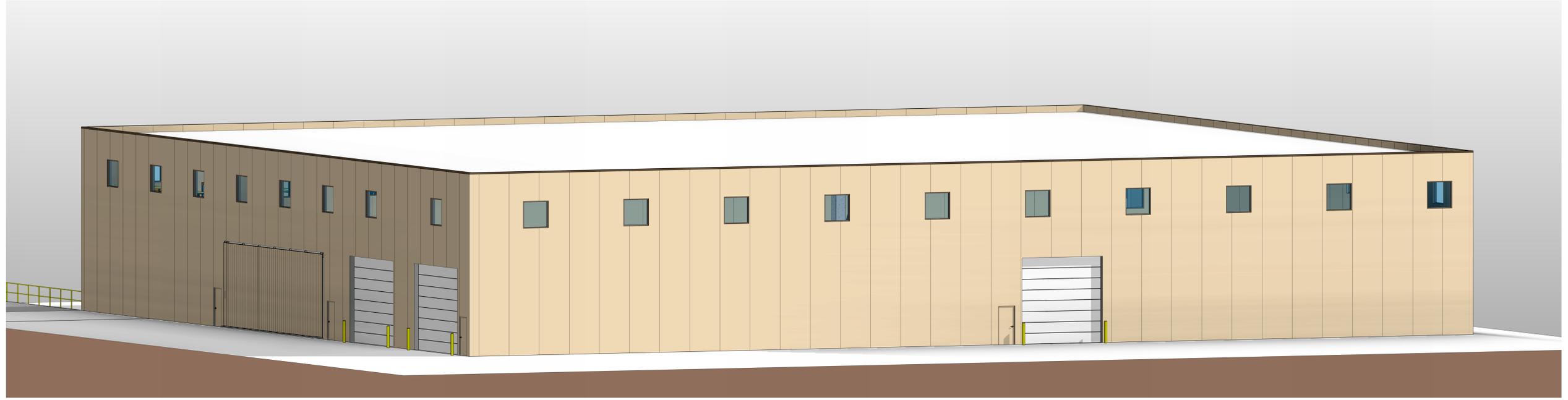
Date of Planning Commission meeting 3/20/25 Approved X Denied _____
Date of Board of Commissioners meeting _____ Approved _____ Denied _____

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

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

Office Use Only
Permit Number 2025-009
Amount 90.00 Receipt # 975053
Floodplain Yes of No 2/14/25 dmd
Date Initial

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



PERSPECTIVE VIEW FROM NE

NOT FOR CONSTRUCTION

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



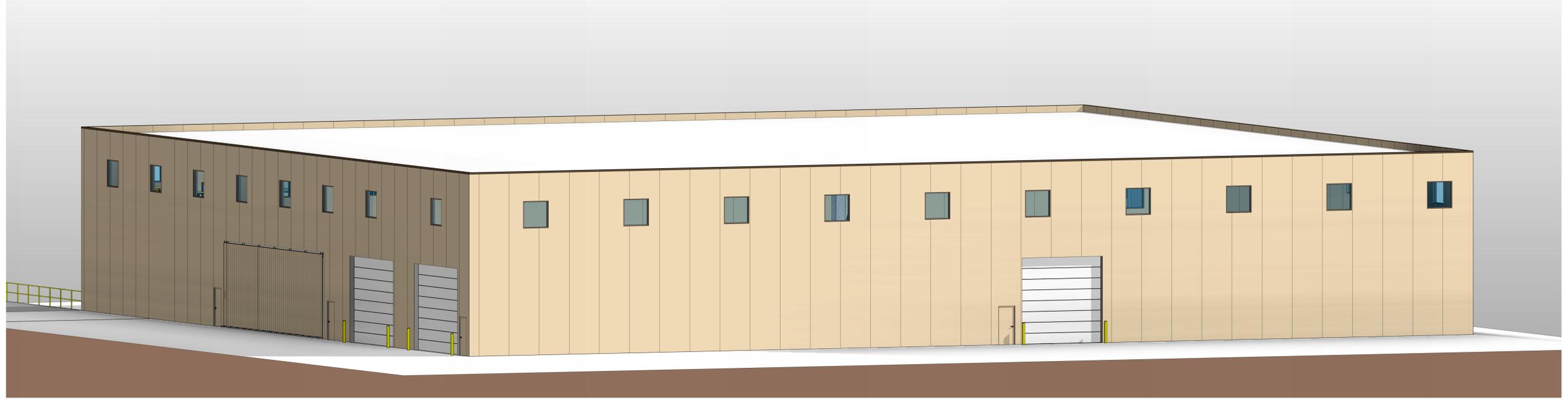
DESIGN/BUILD — GENERAL CONTRACTORS
 3935 WESTGATE ROAD, GRAND ISLAND, NE 68803 (308) 389-7222
<http://www.chiefconstruction.us>

No.	Description	Date

DRAWN BY:
 RAS
 DATE:
 3-3-2025
 PROJECT NO:
 24035
 SCALE:
 SHEET NO:
 CA 1679

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A-2.1



PERSPECTIVE VIEW FROM NE

NOT FOR CONSTRUCTION

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



DESIGN/BUILD — GENERAL CONTRACTORS
 3935 WESTGATE ROAD, GRAND ISLAND, NE 68803 (308) 389-7222
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No.	Description	Date

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PROJECT NO:
 24035

SCALE:

SHEET NO:

CA 1679

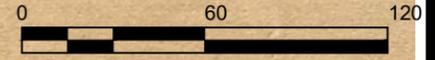
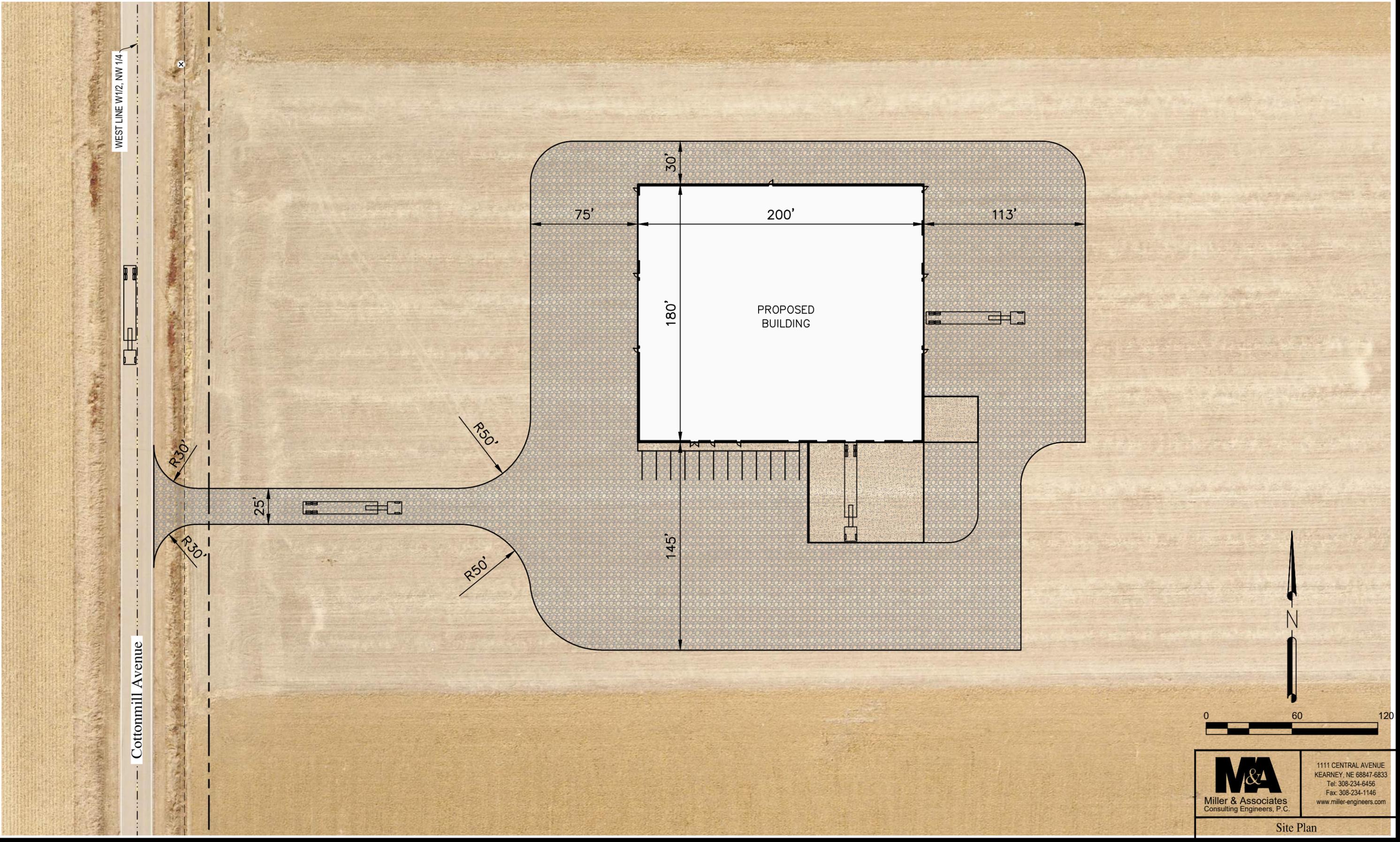
CONFIDENTIAL

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A-2.1

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

PLOTTED: 3/14/2025 7:53 AM C:\Projects\130\130-P\130-P500 to P599\130-P584-001\Civil-Dwgs\Design Drawings\Survey Design\Parking Plan.dwg C:\Projects\130\130-P\130-P500 to P599\130-P584-001\Civil-Dwgs\Design Drawings\Survey Design\Parking Plan.dwg



MA
Miller & Associates
Consulting Engineers, P.C.

1111 CENTRAL AVENUE
KEARNEY, NE 68847-6833
Tel: 308-234-6456
Fax: 308-234-1146
www.miller-engineers.com

Site Plan

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

Dennise Daniels
Buffalo County Zoning Administrator
PO Box 1270
Kearney, NE 68848
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
<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.	1,000 square feet
<i>Proposed Loading Area</i>	<i>25,960 square feet</i>

Dennise Daniels

From: Sammichelle Widger <thewidgerfamily@gmail.com>
Sent: Wednesday, March 12, 2025 1:40 PM
To: Zoning; sstubblefield@buffalocounty.ne; tkreutzer@buffalocounty.ne.gov; wkeep@buffalocounty.ne; 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=IwY2xjawl9JqFleHRuA2FibQIxMQABHWoa79JtBYopF79VKqmYCoqrFJgKUqi4yOySa2udP16UASCGgSzQaN469Q_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?

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

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 56th, 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:

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

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“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

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

PROPERTY OF BUFFALO COUNTY

After recording return to:
Nebraska Title Company
208 W. 29th 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"

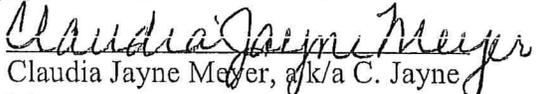
The terms, conditions, and covenants of the transaction are specifically stated in the above-described Contract for Deed, and this document is intended only to record notice of the respective interest of the parties in the aforementioned real estate.

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. 22nd, 2024.

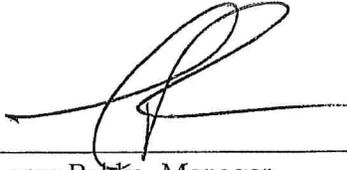

Mark H. Meyer




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

NTK0011854

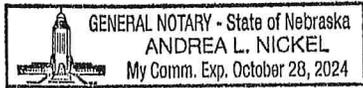
Bakko Land, LLC, a Minnesota limited liability company



Loren Bakko, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF Buffalo)

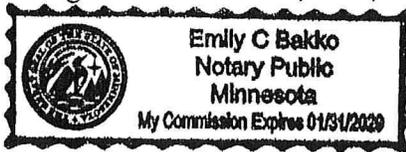
The foregoing instrument was acknowledged before me on this 22 day of October, 2024, by Mark H. Meyer and Claudia Jayne Meyer, a/k/a C. Jayne Meyer, a married couple.



Andrea L. Nickel
Notary Public

Minnesota ^{EB}
STATE OF ~~NEBRASKA~~)
) ss.
COUNTY OF Pope)

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



Commission Expires 01/31/2029

Emily Bakko
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 aforesaid 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
 FEES 5.50 PD CHG RET
 TOTAL Cost
 CK NUM _____ BY _____

TRACT INDEX yk
 COMPUTER yk
 COMPARED _____
cards y

Inst. 1999 - **3401**
 RECORDED
 BUFFALO COUNTY, NE
 1999 AP 26 PM 12:23

REC'D _____
 RETURN Jayne Meyer
8 Camelot Way
Kearney, NE 68841

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

Kellie John
 REGISTER OF DEEDS

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 12th, 1998.

Donald F. Monroe
 Donald F. Monroe

STATE OF NEBRASKA)
) ss:
 COUNTY OF BUFFALO)

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

GENERAL NOTARY - State of Nebraska
 KAREN ERNAL
 My Comm. Exp. April 7, 2000

Karen Ernal
 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

PROPERTY OF BUFFALO COUNTY

After recording return to:
Nebraska Title Company
208 W. 29th 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"

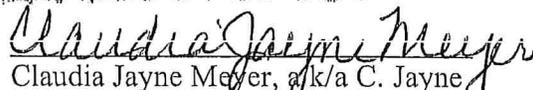
The terms, conditions, and covenants of the transaction are specifically stated in the above-described Contract for Deed, and this document is intended only to record notice of the respective interest of the parties in the aforementioned real estate.

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. 22nd, 2024.


Mark H. Meyer




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

NTK0011854

Exhibit "A"

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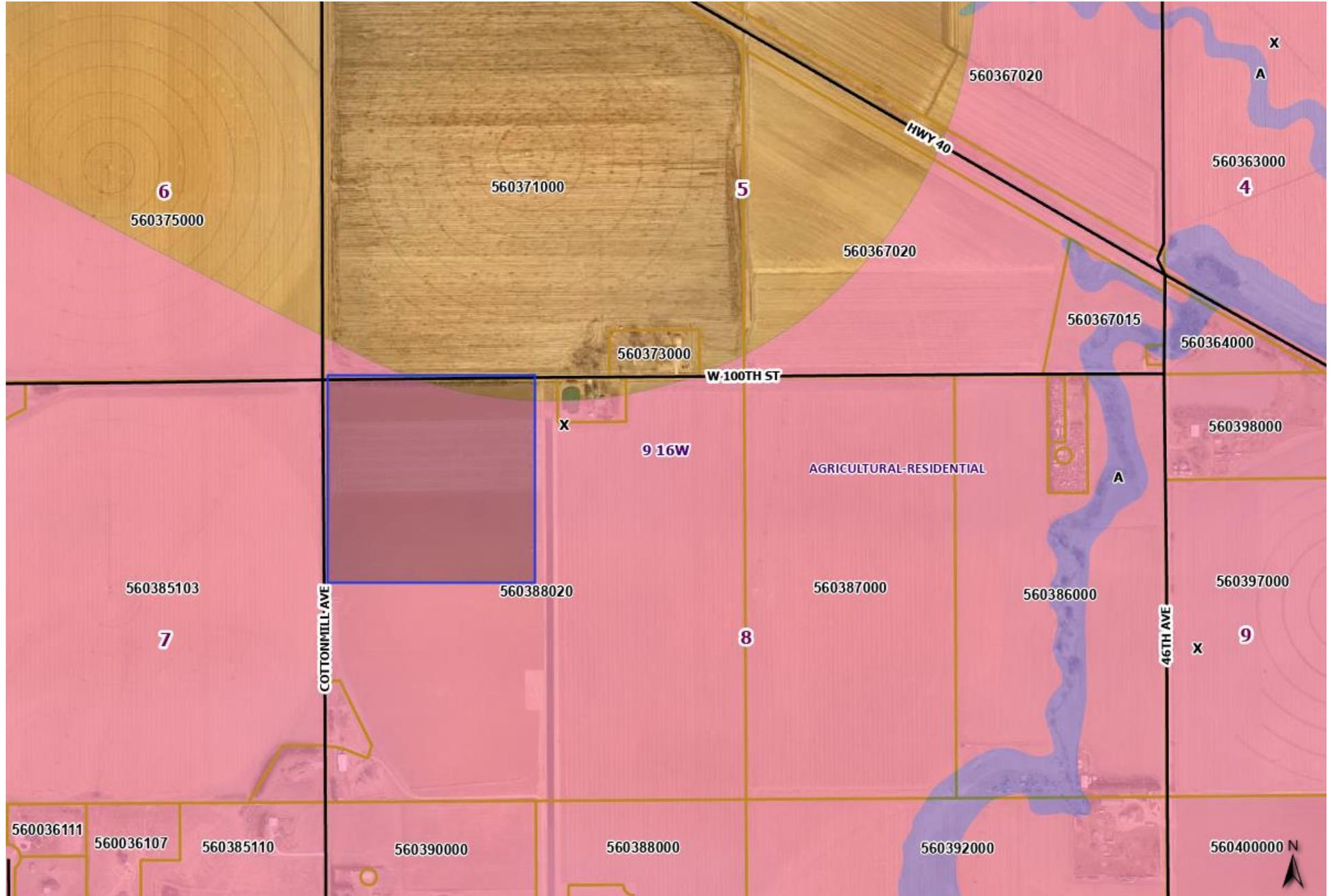
Terzil

Terzil #2

Onion Field Acres

Bakko Zoning/Floodplain Map: North

Created by: null



Bakko Aerial/Floodplain Map: North

Created by: null

