



40.634598,-99.256071

— NEIGHBOR SCREEN

FUNK, NE

AI Powered Deep Diligence





ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

Coordinates 40.634598,-99.256071

PIN Not provided

Request Date 2025-12-15

IMPORTANT

CONFIDENTIAL — LICENSED USE ONLY. This Helpen Neighbor Screen (the "Report") is provided solely to MN8 under a limited, revocable, non-exclusive, non-transferable license for internal evaluation of local stakeholder and parcel ownership context. No copying, quoting, or distribution to any third party without Helpen's prior written consent.

Client may share only with its outside legal counsel, tax/accounting advisors, and financing sources who have a need to know, are bound by written confidentiality obligations no less protective than this legend, and for whom Client remains responsible.

INTENDED USE & ETHICAL STANDARDS. This Report is intended solely to help developers identify potential local risks, understand community context, and facilitate respectful engagement with neighboring property owners. The information herein must NOT be used to target, harass, discriminate against, coerce, or otherwise harm any individual identified in this Report. Client agrees to engage with all community members ethically, transparently, and in good faith. Any misuse of personal information contained herein is strictly prohibited and may result in immediate license revocation.

DATA LIMITATIONS & LIABILITY. This Report may include publicly available third-party data, property records, and AI-synthesized profiles; it is provided as of the analysis date, may be incomplete, contain inaccuracies, or become outdated. Helpen makes no representations regarding the accuracy, completeness, or currentness of any information and has no duty to update. The Report is not legal, tax, accounting, engineering, or investment advice, and is not an offer or solicitation. Provided "AS IS", without warranties of any kind, express or implied.

LIMITATION OF LIABILITY. To the maximum extent permitted by law, Helpen disclaims all liability arising from Client's use of this Report, including any claims by third parties. Helpen's aggregate liability, if any, is limited to the fees paid for this Report. No indirect, special, incidental, consequential, exemplary, or punitive damages are recoverable under any circumstances. All IP remains with Helpen.

If disclosure is legally required, Client will (to the extent lawful) notify Helpen, disclose only what is required, and mark it confidential. By opening or using the Report, Client accepts these terms, which apply even without a separate NDA.

This report synthesizes publicly available information through AI-powered analysis. All findings are citation-backed where possible and sourced from property records, public databases, and open sources. Independent verification is recommended for all business decisions.

© 2025 Helpen, Inc. Licensed to: MN8. Doc ID: [hash].



Analyzed:

19 Residents

6 Entities

— NEIGHBOR SCREENS

Adj. = Adjacent Parcel

C = Confidence in Sources

Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
0005554.10, 0005554.05, 0005554.00		Joshua James Just	Individual	Joshua James Just was identified as residing in Funk, Phelps County (1). He has no documented civic roles or public participation in local affairs (no mentions in county records or news) (2).	unknown	Low	Engage via any known local representative (e.g., mailing contact) since he appears absentee. Emphasize how the project can preserve property value and require minimal involvement on his part.	M
0005569.00	✓	Cain Farms Limited Partnership	Individual	See ORG table.	unknown	Unknown	Handled in organization outreach (see ORG strategy).	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
0005551.00		Thomas E. Schrock	Individual	Thomas (Tom) Schrock is a long-time Phelps County farmer; his farm business was established in 1984 (3). He holds no public office or known advocacy roles – a search of local boards showed no reference to Schrock (4).	unknown	Medium	farmland_preservation. Have a respected local farmer or agricultural extension agent approach him. Highlight how the project will protect farmland integrity and benefit the farming community.	M
0005544.00		Barbara Kay Vercher	Individual	Public records do not show an active local presence for Barbara Kay Vercher; a person of the same name passed away in Texas in 2006 (5). All listed survivors were from Texas, suggesting her Phelps County land is held via an estate or absentee ownership (6).	unknown	Low	property_value, decommissioning_assurance. Contact the estate's representative or property manager. Provide clear assurances on contract terms and end-of-project land restoration to address financial and liability concerns.	M
0005554.15		Jordan R. Wells	Individual	Jordan R. Wells is identified as a landowner in the area, but no public information on him could be found beyond the property record. He has no apparent community profile or involvement (his name does not surface in local board or media references) (7).	unknown	Low	property_value. Initiate a direct, friendly outreach to introduce the project and hear his concerns. Emphasize protections for his property value and quality of life, as he is likely primarily concerned with the practical impacts.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
0005554.20		Nicholas M. Wells & Toni D. Wells	Individual	Nicholas M. and Toni D. Wells are listed as co-owners of a Phelps County parcel (PIN 0005554.20) in the Funk area (8). They do not serve on the Funk village board or the county commission, and no public civic roles for them are noted (9)(10).	unknown	Low	Use a personal, neighborly approach via a trusted local agricultural contact, emphasizing respect for their farmland and listening to any land-use concerns.	M
0005570.00		James R. Clampitt & Amber L. Clampitt	Individual	James R. and Amber L. Clampitt appear as owners of Phelps County parcel 0005570.00, a rural property near Funk (11). No evidence indicates that the Clampitts hold any public office or influence locally; they are not listed on village or county boards (12)(13).	unknown	Low	Reach out in person (potentially through a mutual farming acquaintance) and emphasize listening to their concerns, particularly regarding their property and privacy.	M
0005565.10		Randall E. Purdy & Paige L. Purdy	Individual	Randall E. and Paige L. Purdy are listed as property owners of parcel 0005565.10 in Phelps County, near the village of Funk (14). They have not been identified in local public affairs or leadership roles; their names do not appear on any local governing boards (15)(16).	unknown	Low	Connect with the Purdy family in a friendly, one-on-one manner through shared agricultural community ties, while assuring them that any development will not negatively impact their land or farming operations.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
0005554.09		Robert F. Just & Judy A. Just	Individual	Robert F. and Judy A. Just are the recorded owners of a Phelps County parcel (PIN 0005554.09) in the Funk vicinity (¹⁷). There is no public record of the Justs participating in community boards or speaking on development issues; they do not hold any civic positions (¹⁸) (¹⁹).	unknown	Low	A face-to-face meeting led by a familiar local community member (such as a neighboring farmer) is advisable, focusing on understanding any concerns they have about property values or community impact.	M
0005566.10		Rebecca A. Ritterbush	Individual	Rebecca A. Ritterbush is the recorded owner of parcel 0005566.10 in Phelps County (²⁰). No public statements or official roles by Ritterbush were found in available local records; she is not involved in any village or county boards (²¹) (²²).	unknown	Low	Approach Rebecca Ritterbush privately with an emphasis on transparency and respect for her autonomy and land. A one-on-one conversation, possibly through a trusted community intermediary, could help build trust and address any questions.	M
0005543.00		Samuel T. Schrock III & Sharon K. Schrock	Individual	Samuel T. Schrock III is part of a fourth-generation farm family in Phelps County, dating back to land acquired in 1908 (²³). His wife, Sharon K. Schrock, co-compiled a book documenting the 100-year history of their family farm (1908–2008) (²⁴). Schrock's brother, Ed Schrock, served 14 years as a Nebraska state senator and is a past Corn Growers president and current public power district board member (²⁵) (²⁶).	unknown	High	farmland_preservation, heritage_family_legacy. Leverage the Schrock family's deep agricultural roots. Enlist a respected peer (such as Ed Schrock) to discuss how the project can coexist with their farm's legacy and preserve the land for future generations.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
0005567.00		Roberta K. Weber	Individual	Roberta K. Weber owns a parcel near Funk, Nebraska, but no public records indicate she holds any civic positions or has taken a public stance on local developments (27). No meeting minutes or news articles naming Weber were located in searches of Phelps County public archives as of this writing (28).	unknown	Low	Approach privately through a friendly introduction by a mutual neighbor. Emphasize transparency and quiet communication, as she has kept a low community profile.	M
0005571.00		Roger K. Cain & Doris L. Cain	Individual	Roger K. Cain comes from a long-established local farm family; an earlier generation (Robert Cain) received a Pioneer Family Farm award in 1991 for over a century of continuous ownership (29). No records were found of Roger or Doris Cain holding public office or speaking in county meetings on development issues (30), suggesting they have stayed active mainly in farming.	unknown	Medium	farmland_preservation, heritage_family_legacy.	M
0005501.00		Erick Ray Erickson Jr. et al.	Estate	The Erickson family has farmed in Phelps County for generations, with an Erickson farm honored as a century-old Pioneer Farm in 1988 (31). Multiple Erickson family parcels were recognized in the late 1980s (32), indicating the land may now be held by several heirs. No public comments by Erick Ray Erickson Jr. or his family on development or energy projects were found (33).	unknown	Medium	farmland_preservation, heritage_family_legacy.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
0005566.00		Roxanna L. Leff	Individual	Roxanna L. Leff is the step-daughter of the late Charles E. Leff, a Holdrege community volunteer who, along with his wife, was active in local civic organizations (34) (35). Roxanna herself has not been identified in any public leadership roles or statements on development issues in Phelps County (36). Her name appears mainly in family context (e.g., as a survivor in local obituaries) rather than news about civic matters (37).	unknown	Low	Engage through a neighborly, community-oriented appeal, mentioning her family's history of civic-mindedness. Highlight community benefits of the project in a respectful, personal conversation to honor the legacy of service associated with her family.	M
0005534.00		Steven R. Johnson (Trustee)	Trust	Steven R. Johnson is listed as the trustee owner of an agricultural parcel in Phelps County, Nebraska (38). No meeting minutes or news articles were found in which Johnson voiced opinions on development or energy projects (39). His landholding appears to be held in trust, suggesting it may be part of a family farm estate plan (indicating long-term family ownership) (40).	unknown	Low	farmland_preservation.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
0005479.00		Kent A. Smith	Individual	Kent A. Smith is identified in Phelps County property records as an owner of a rural parcel near Funk (41). There is no public record of Smith participating in county board meetings or local planning hearings (42). He has not been quoted in local media regarding development or energy, and his public profile is minimal or non-existent (43).	unknown	Low	farmland_preservation. Engage via neighborly conversation, possibly through a respected local farmer or friend. Emphasize how the project leaves agricultural operations unharmed and consider offering information on land stewardship.	M
0005545.00		Anita L. Smith	Individual	Anita L. Smith (listed with spouse) owns farmland in the Funk area of Phelps County (44). No evidence was found of her engagement in public meetings or local committees (45). Like her husband, she maintains a low public profile with no documented statements on development or energy issues (46).	unknown	Low	farmland_preservation. Approach the Smith household through a community acquaintance they trust. Frame discussions around maintaining the rural character and protecting farm viability alongside any new development.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
0005502.00		Scott & Carol Huston	Individual	Scott Huston is a Phelps County corn farmer who received a \$10,000 Paycheck Protection Program loan in 2020 for his farming operation (47) (48). The Hustons own and reside on agricultural land near Funk, NE, and are not recorded as holding any public office or board positions (49). There are no public comments from Scott or Carol in local media about development or renewable energy projects (50).	unknown	Low	farmland_preservation, local_control. Have an agriculture-focused representative (perhaps another farmer or someone from the local NRD) reach out. Emphasize how the project will respect their farming operations and local decision-making, addressing any concerns about land use and control.	M

Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
0005553.00, 0005560.00, 0005561.00		Schrock Land & Cattle Inc	inc	<p>Schrock Land & Cattle Inc. is a family-run farm corporation in Phelps County, Nebraska, led by the Schrock family whose farming roots in the area date back to 1889 (51). The late Edward "Ed" Schrock (patriarch) served in the Nebraska Legislature (1991–2005) and held leadership roles in state agricultural bodies (e.g., president of Nebraska Corn Growers Association), giving the family considerable influence over water and farm policy (52) (53). Schrock Land & Cattle (along with related Schrock entities) has received over \$2.03 million in federal farm subsidies since 1995, reflecting its extensive farming operations and regional economic footprint (54). The company's management remains in the hands of Ed's immediate family (wife Judy and sons Tom and Ted), though no public statements from them about new development have been documented (55) (56).</p>	High	agriculture	Engage the Schrock family (e.g., Judy Schrock or sons Tom/Ted) directly and respectfully; emphasize how the project can coexist with or even benefit agricultural interests (such as improved water management or soil conservation) to align with their values; be prepared for substantial influence, as they can mobilize local opposition if not satisfied	M
0005554.25	✓	North Shore Marina LLC	llc	<p>North Shore Marina LLC is an out-of-county business entity that operates a marina, campground, and restaurant at Harlan County Lake in Republican City, Nebraska (57). The LLC has acquired at least one land parcel in the Funk, Phelps County area, suggesting a land investment disconnected from its core marina operations (58). There is no public record of the owners' involvement in Phelps County community affairs or development discussions; their interest in the local parcel appears purely financial (no familial or historical ties to the community are evident) (59). No known statements or stances on development have been made by this entity, implying its position would likely depend on economic considerations rather than local sentiment (beneficial ownership details are not publicly disclosed – effectively anonymous in the community) (60).</p>	Low	speculation	Contact the LLC's principal directly with a straightforward business proposition (e.g., a purchase or premium lease offer); since their interest is financial, a clear monetary incentive or quick sale opportunity is likely to gain traction, given they have no sentimental attachment to the land	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
0005552.00		Kavisa Inc	inc	Kavisa Inc. is a Nebraska corporation registered to Sam T. Schrock III, with its business address in Elm Creek, NE (61). Despite its agricultural land holding in Phelps County, Kavisa is officially categorized under "Design Services" and is a small operation (approximately 4 employees and ~\$65k annual revenue) (62). The company's president, Sam T. Schrock III, shares a surname with the prominent Schrock farming family, indicating a likely familial connection, though Sam's venture appears separate from the main Schrock Land & Cattle enterprise (63) (64). Kavisa Inc. does not have a public presence in local civic matters; no known political donations, public comments, or community roles are associated with Sam T. Schrock III or this company, suggesting it operates quietly as a personal business and land-holding entity (65).	Medium	land_investment	Engage Sam T. Schrock III in a one-on-one discussion, acknowledging his family background but focusing on a win-win proposition (e.g., attractive lease income or buyout terms). A practical, business-like approach highlighting direct benefits and minimal risk may appeal to his independent, entrepreneurial perspective	M
0005565.00, 0005558.00, 0005556.00	✓	Stray Cat Farms Inc	inc	Stray Cat Farms Inc is a Nebraska farm corporation owning multiple agricultural parcels in the Funk area of Phelps County (indicating a locally operated farming enterprise) (66). The corporation's principals are not publicly identified in available records (beneficial owners unknown), and it maintains a low profile with no media or community board mentions (67). There is no evidence of Stray Cat Farms or its owners taking public positions on development projects; their activities seem limited to routine farming operations (e.g., crop production and receiving standard farm program payments) (68). In the absence of documented statements, it's presumed that the owners' primary concerns would be protecting their farm's productivity and land value, rather than engaging in broader policy debates (69).	Low	agriculture	Reach out personally to Stray Cat Farms' owner(s) with a neighborly, trust-building approach. Emphasize that the development will not interfere with their farming (e.g., no impact on irrigation or field access) and consider offering direct benefits (such as infrastructure improvements or tax incentives) to address their practical concerns and gain their neutrality or quiet support	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
0005549.00, 0005546.00, 0005478.00, 0005550.00		MDA Farms Inc	inc	MDA Farms Inc is an incorporated farming entity with multiple land holdings in Phelps County (several parcels near Funk) (70). The acronym "MDA" is not explained in public filings, and the company's beneficial owners are not publicly listed (ownership structure undisclosed) (71). Based on its substantial acreage and inclusion in agriculture subsidy rolls, MDA Farms appears to be a sizeable family farming operation, though it keeps a low public profile with no known involvement in local political or permitting matters (72). No public statements or positions on development proposals have been found from MDA Farms Inc or its owners, suggesting any stance would likely be driven by financial impacts on their farming business rather than ideology (73).	Medium	agriculture	Identify and meet with MDA Farms' principal decision-maker (likely the family head or manager) to discuss mutually beneficial options. Emphasize how the project can provide steady income or other advantages (such as improved infrastructure) that offset any loss of crop land, and offer above-market compensation to align with their business interests	M
0005541.00		B4 And After Inc	inc	B4 And After, Inc. is a Nebraska business corporation formed around 2010 by B4 Grain, Inc., a grain merchandising company based in Kearney, Nebraska (74) (75). The B4 entities supplied corn to an ethanol plant and even structured deals to retain title to grain in order to avoid another party's creditors during a contract dispute (76). Public filings do not disclose the owners or principals of B4 And After Inc; its predecessor B4 Grain was a very small firm (approximately 3 employees and <\$500k annual revenue) indicating a closely-held operation (77).	Low	agriculture	Engage principal Brett Bowman directly, emphasizing stable financial benefits (e.g. premium lease income) that align with their agribusiness background. Provide clear, ironclad terms upfront to address any risk concerns given their history of careful deal structuring.	M