



40.1625,-99.4815

— NEIGHBOR SCREEN

ORLEANS, NE

AI Powered Deep Diligence





ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

Coordinates 40.1625,-99.4815

PIN Not provided

Request Date 2026-01-08

IMPORTANT

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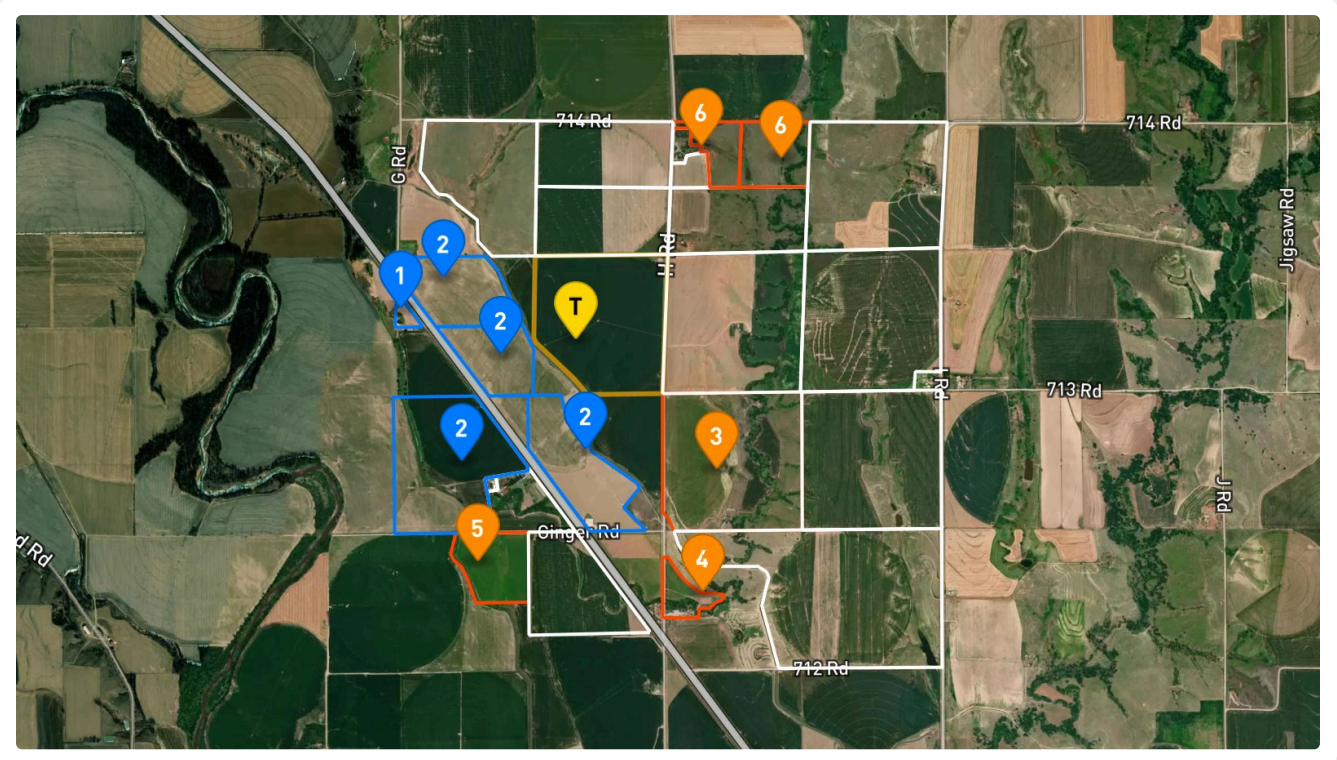
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PARCEL OVERVIEW Harlan County, NE • 40.1625,-99.4815



Target High Influence Medium Influence

25 parcels displayed

PARCEL REFERENCE

#	NAME	INFLUENCE
T	TARGET	—
1	Jeremy D. VanBoening & Erin M. (Loken) VanBoening	High
2	Murdoch Enterprises, Inc.	High
3	Luther, Roger & Jennifer	Medium
4	Beau Martin & Jessica Martin	Medium
5	Bart A. Woodward & Jill R. Woodward	Medium
6	Gary L. Stoelting & James G. Stoelting	Medium

NEIGHBOR SCREENS

Adj. = Adjacent Parcel
C = Confidence in Sources

Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
280006200		Luther, Roger & Jennifer	Individual	Roger K. Luther and Jennifer K. Luther are long-time residents of Orleans, Nebraska, where they are active parishioners at St. Mary's Catholic Church (1). Jennifer Luther actively supports local youth programs, specifically sponsoring awards for the Harlan County 4-H Ambassadors (2). They have not been publicly noted in local meetings or news reports about development issues, indicating no clear stance on such projects.	unknown	Medium	farmland_preservation, heritage_family_legacy. Engage Jennifer through her community interests (4-H, church). Acknowledge her long-standing family ties to the area and emphasize how the project supports the next generation of local agriculture, aligning with her support for 4-H.	H

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
280002700		Stoelting, James	Individual	James Stoelting is a registered landowner in Orleans, Nebraska, holding water rights for irrigation (3). He is listed as a recipient of federal farm subsidies (4). While a Dan Stoelting serves on the Harlan County Planning Commission (5), there is no record of James Stoelting participating in public hearings or making statements on local land development.	unknown	Low	farmland_preservation, water_rights. Contact directly with specific details on irrigation and soil protection. Clarify he is distinct from Planning Commissioner Dan Stoelting to avoid procedural confusion.	H
280005300		Lewis, Marlen L. & Beverly E.	Individual	Marlen L. Lewis is a resident of Orleans, Nebraska, and the proprietor of Lewis Produce, a local business participating in regional farmers' markets (6). He has been listed as a treasurer for local entities (7). There is no public record of the Lewises taking a stance on renewable energy projects.	unknown	Low	farmland_preservation, local_control. Meet face-to-face, acknowledging his role in the local food economy (Lewis Produce). Emphasize how the project respects agricultural land use and offers stability for local landowners.	H

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
280006301		Beau Martin & Jessica Martin	Individual	Beau Martin is an Orleans-area farmer and auctioneer who operates Martin Auction Co. with his father, Lyle Martin (8). He received approximately \$46,691 in USDA farm subsidies from 1995 to 2024 (9). Jessica Martin is listed as a co-owner of a horse with Beau Martin (10). No public records were found of Beau or Jessica Martin speaking in local meetings regarding the Harlan County wind/solar moratoriums discussed in 2023-2024 (11).	unknown	Medium	local_control, fair_contracting. Leverage his role as a local auctioneer and business owner. Approach with a focus on economic opportunities for the local community and respect for agricultural operations. His business background suggests he may value clear, fair contracting terms.	H
280005301		Carol A. Wells	Individual	Carol A. Wells was an absentee landowner who lived in Grand Island and passed away on October 31, 2021, at age 88 (12). She maintained her primary residence outside Harlan County, and her estate or heirs (children Susan Vigil and Jay Wells) likely manage the property interests now (13). There is no record of her involvement in recent Harlan County development discussions.	unknown	Low	property_value, heritage_family_legacy. Contact the heirs (Susan Vigil or Jay Wells) regarding the estate's land management goals. Focus on asset preservation and minimal disruption to the property's value or future transferability.	H

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
280005500		Bart A. Woodward & Jill R. Woodward	Individual	Bart A. Woodward is a professional Associate Broker and Certified General Appraiser with Agri Affiliates, Inc., based in Kearney, NE (¹⁴). He and his wife, Jill R. Woodward, reside in Minden (Kearney County), where Jill is identified as his spouse in family obituaries (¹⁵). Bart Woodward specializes in agricultural real estate sales and management, indicating a professional interest in land value and usage (¹⁶). No public statements regarding the Harlan County renewable moratorium were found.	unknown	Medium	property_value, fair_contracting. Approach Bart Woodward as an industry professional. He will likely have a sophisticated understanding of land valuation, leases, and contracts. Focus on the financial specifics, decommissioning assurances, and how the project impacts long-term land value.	H
280002501, 280002500		Jesse R. Hays & Jill C. Hays	Individual	Jesse R. Hays is an Orleans-area resident who has worked in construction, including as a framer for Cedar Creek Construction, and has identified as a small business owner (¹⁷). He held a Nebraska contractor's license (No. 19341) (¹⁸). There are no public records of the Hays couple taking positions on development or participating in county meetings related to land use.	unknown	Low	local_control. Highlight potential benefits to the local economy and opportunities for local trades when communicating with the Hays household. Discussing potential construction-related economic spinoffs may align with his professional background.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
280002400, 280002300		Gary L. Stoelting & James G. Stoelting	Individual	Gary L. Stoelting and James G. Stoelting are brothers and part of a long-standing farm family in the Orleans area, confirmed by the obituary of their brother John A. Stoelting (19). The Stoelting Farms operation is active in Harlan County, receiving significant USDA subsidies, including over \$1.5 million for Gary Stoelting and \$1.8 million for James Stoelting from 1995-2024 (20). They have not publicly voiced opinions on local development in available records, but their multi-generational tenure and large-scale operation suggest they hold informal influence.	unknown	Medium	farmland_preservation, heritage_family_legacy, tax_revenue_benefit. Engage the Stoeltings with respect for their family's extensive agricultural legacy. Given the scale of their operation, they may be interested in the financial stability offered by land leases, provided it does not disrupt their core farming activities.	H
280002200		William Sugimatsu Davis	Individual	Public records list William Sugimatsu Davis as a co-owner of Harlan County parcel 280002200 (21). William Sugimatsu Davis is listed as a graduate of the University of Nebraska Medical Center (2005) with ties to Orleans, Nebraska, located in Harlan County (22). No public statements on development or energy issues by Davis were found in available sources (23).	unknown	Low	property_value. Use formal communication emphasizing financial stability. Highlight guaranteed lease income and property value protection, as an absentee owner likely prioritizes economic benefits over local considerations.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
280003500		Jeremy D. VanBoening & Erin M. (Loken) VanBoening	Individual	Dr. Jeremy VanBoening and Dr. Erin VanBoening are veterinarians who moved to Harlan County in 2003 to purchase and operate the Republican Valley Animal Center in Alma (24). Jeremy serves as the Chairman of the Harlan County Planning Commission, with a term expiring in 2027 (25). In November 2024, Jeremy advised the County Board of Supervisors regarding wind energy generation setbacks, recommending that previously approved setbacks not be adopted pending further information gathering (26). He is actively involved in updating the Harlan County Comprehensive Plan and zoning policies (27).	unknown	High	local_control, farmland_preservation. Engage formally regarding zoning compliance and comprehensive plan alignment. Acknowledge his regulatory role and emphasize how the project supports county planning goals while respecting agricultural land use.	H

Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
280003600, 280005200, 280003400, 280005400, 280003300		Murdoch Enterprises, Inc.	inc	Murdoch Enterprises, Inc. is a Nebraska farm corporation based in Orleans (Harlan County), primarily engaged in agriculture. The entity has received approximately \$750,399 in federal farm program payments from 1995–2024, indicating a significant long-term operational presence (28). Principal Marlin Murdoch serves as the Chairman of the Lower Republican Natural Resources District (LRNRD) Board of Directors, a powerful local regulatory body (29). In his capacity as LRNRD Chair, Murdoch has overseen the district's participation in the Nebraska Cooperative Republican Platte Enhancement Project (NCORPE). In July 2020, the NCORPE board voted to enter into a lease agreement with renewable energy developer Invenergy to study solar and wind resources on NCORPE property (30). Furthermore, in June 2019, the LRNRD board provided consensus that they "would like revenue from the land (renewables, grain production, and grazing) to support operational cost" (31).	High	agriculture	Revenue generation for public projects, Agricultural preservation. Engage Marlin Murdoch in his capacity as both a landowner and NRD Chairman. Acknowledge the NRD's pragmatic approach to renewable energy revenue (Invenergy lease) and position the project as a similar opportunity for private land stewardship and economic stability.	H
280002800, 280003000, 280005700, 280006300, 280002601, 280006100, 280003100, 280002900		James Drake Farm Enterprises LLC	llc	James Drake Farm Enterprises LLC is an agricultural limited liability company in Harlan County, Nebraska, which received \$11,313 in federal farm program payments from 1995–2024 (32). The entity is associated with James Drake, a local resident who also receives personal conservation payments (33). Unlike the Murdoch family, James Drake does not appear in local leadership roles or public office rosters, and no public records of involvement in development disputes or political activities were found. Note: Search results for "James Drake" in this region may conflate with unrelated individuals (e.g., a physicist or a criminal defendant in Michigan); no relevant local stance on renewable energy could be verified for this specific landowner.	Low	agriculture	Approach James Drake personally with respect for his farming needs. Given the lack of public stance, he is likely a 'blank slate' regarding development; early, respectful engagement focusing on land preservation and economic stability (easements) is recommended to prevent default opposition.	M

