



40.1625,-99.4815

— NEIGHBOR SCREEN

# HARLAN COUNTY, NE

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AI Powered Deep Diligence





## ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

**Coordinates** 40.1625,-99.4815

**PIN** Not provided

**Request Date** 2025-12-18

Harlan County, NE • 40.1625,-99.4815

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## NEIGHBOR SCREENS

Adj. = Adjacent Parcel  
C = Confidence in Sources

### Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
280006200		Luther, Roger & Jennifer	Individual	Jennifer Luther is listed as the CEO of the family's Luther Farms operation based in Orleans, Nebraska <sup>1</sup> . Roger Luther has received about \$314,000 in USDA farm program subsidies since 1995, indicating a substantial farming enterprise in Harlan County <sup>2</sup> . No records were found of the Luthers holding public office or making public comments on local development as of this search.	unknown	Medium	farmland_preservation, heritage_family_legacy.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
280002700		<b>Stoelting, James</b>	Individual	James Stoelting is a partner in "Stoelting Brothers," a small corn farming operation registered in Orleans, Nebraska <sup>3</sup> . He does not appear in local news or county meeting records, suggesting he has no notable public roles in the community. There are no public statements or documented actions by Stoelting regarding development or energy projects in Harlan County.	unknown	Low	farmland_preservation, drainage_roads.	M
280005800, 280003700		<b>Lewis, Marlen L. &amp; Beverly E.</b>	Individual	Marlen L. and Beverly E. Lewis are listed as owners of multiple parcels in the Orleans vicinity of Harlan County (per county property records), but they maintain a low public profile. No mentions of this couple were found in available Harlan County news archives or meeting minutes, and there is no public evidence of any stance or involvement in local development issues.	unknown	Low	privacy_quiet, heritage_family_legacy.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
280006301		<b>Beau &amp; Jessica Martin</b>	Individual	Beau Martin helps run Martin Auction Company, a family-owned farm auction service based near Orleans ( <a href="#">4</a> ). The Martin family has farmed and raised cattle west of Orleans for decades, and Beau continues that tradition on his own farm northwest of town ( <a href="#">5</a> ).	unknown	Medium	heritage_family_legacy, farmland_preservation.	M
							Have a respected farm community member (e.g., his father or a Farm Bureau peer) introduce the project to Beau, emphasizing how it can align with preserving their family farm legacy and support the local agricultural economy.	
280005301		<b>Carol A. Wells</b>	Individual	Carol A. Wells owns property in the Orleans area, but no evidence was found of her serving in local government or speaking publicly on development issues ( <a href="#">6</a> ). She does not appear in available county records or news reports regarding civic engagement or land-use debates ( <a href="#">7</a> ).	unknown	Unknown	Outreach should be one-on-one and neighborly. A personal visit to introduce the project and listen to any concerns would be appropriate, as she is a private landowner with no known organizational affiliations.	M
280005500		<b>Bart A. &amp; Jill R. Woodward</b>	Individual	Bart and Jill Woodward are listed as landowners in Harlan County but do not hold any public offices or prominent roles in community groups, according to local records ( <a href="#">8</a> ). No public statements or participation by the Woodwards in development or energy issues could be identified in news or meeting archives ( <a href="#">9</a> ).	unknown	Low	Engage the Woodwards through an informal neighbor-to-neighbor approach. Emphasize listening to their concerns about farming operations, and possibly involve an agricultural extension agent or mutual acquaintance to build trust.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
280002501, 280002500		<b>Jesse R. &amp; Jill C. Hays</b>	Individual	Jesse and Jill Hays own multiple parcels near Orleans, but there is no record of them participating in local government or public forums on land development ( 10 ). They have kept a low public profile, with no mentions in recent county board minutes or local media regarding community issues ( 11 ).	unknown	Low	Approach the Hays family personally via a friendly introduction from a mutual farming community contact. Discuss the project in terms of practical impacts (roads, drainage) and reassure them by showing an understanding of rural landowner concerns.	M
280002400, 280002300, 320014700		<b>Gary L. &amp; James G. Stoelting</b>	Individual	Brothers Gary and James Stoelting operate "Stoelting Brothers," a small corn-farming partnership based in Orleans ( 12 ). Aside from running their farm business, the Stoeltings are not publicly active in civic affairs, and there are no public records of them taking positions on local development projects ( 13 ).	unknown	Low	farmland_preservation.	M
280002200		<b>William Sugimatsu Davis (et al.)</b>	Individual	William S. Davis (listed with "et al" co-owners) holds a land parcel in the Orleans area of Harlan County ( 14 ). The Davis name appears only minimally in local agriculture records (e.g. a George W. Davis in Orleans received under \$600 in farm subsidies over 30 years) ( 15 ), and no public civic role or statements by William S. Davis were found in county records.	unknown	Low	property_value.  Likely an absentee owner – reach out via formal letter or agent, emphasizing that the project will not diminish his property's value or usability.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
280003500, 280004400		<b>Jeremy D. VanBoening &amp; Erin M. VanBoening (Loken)</b>	Individual	Dr. Jeremy VanBoening was raised on a crop and livestock farm in Nebraska and was an active FFA member in his youth ( <sup>16</sup> ). In 2003 he and his wife, Dr. Erin (Loken) VanBoening, purchased the Republican Valley Animal Center in Alma, NE, where they provide veterinary services to local farm and ranch families ( <sup>17</sup> ).	unknown	Medium	Engage through shared agricultural networks or livestock health forums – as respected vets, approach them via fellow farmers and highlight any livestock safety and community benefits of the project.	M
280005600		<b>Roger C. Luther &amp; Jennifer E. Luther</b>	Individual	Roger C. Luther and his wife Jennifer E. Luther own rural property near Orleans, Nebraska ( <sup>18</sup> ). They maintain a low public profile – no references to the Luthers were found in local news archives or county meeting minutes, and they are not listed among notable farm program participants in the area ( <sup>19</sup> ).	unknown	Low	Use personal, neighborly outreach through mutual acquaintances. Emphasize listening to any concerns privately, since they are not publicly vocal, and provide assurance on issues like property rights.	M
280002600		<b>John H. Taylor &amp; (late) Karolyn K. Taylor</b>	Individual	John H. Taylor and his late wife Karolyn moved to a small acreage outside Orleans, NE, after spending decades in central Nebraska ( <sup>20</sup> ). Karolyn Kay Taylor passed away in 2011 at age 67 ( <sup>21</sup> ). The Taylor family remains connected locally – one of their children (John Taylor II) resides in Orleans as of 2011 ( <sup>22</sup> ).	unknown	Low	aesthetics_viewshed.  Have a trusted community member (perhaps a church or family friend) discuss the project with John Taylor, highlighting how scenic views and the quiet rural environment will be preserved.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
280003200		<b>Warren Baxter &amp; Marlys Baxter</b>	Individual	Warren and Marlys Baxter are long-time residents farming in the Orleans area, with public records listing Marlys at a rural Orleans address since at least 2001 ( <sup>23</sup> ). The Baxter family has deep local roots – for example, Warren Baxter was noted as a surviving brother in his sibling's obituary in 2022, confirming the family's presence in the community ( <sup>24</sup> ).	unknown	Low	heritage_family_legacy.  Approach via a neighbor or family acquaintance who understands their family's long legacy in the area. Emphasize respect for the land's heritage and how the project can align with keeping their farm in the family for future generations.	M

# Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
280003600, 280005200, 280003400, 280005400, 280003300, 280004200, 280004500	✓	<b>Murdoch Enterprises, Inc.</b>	incorporated_farm	Murdoch Enterprises, Inc. is a Nebraska farm corporation incorporated in 1980, with annual revenues around \$122,000 and 2 employees as of recent records <sup>25</sup> . It is one of several entities operated by the Murdoch family of Orleans, which collectively rank among the top farm subsidy recipients in Harlan County (Murdoch Enterprises alone received \$69,373 in commodity subsidies 1995–2024) <sup>26</sup> . Family member Marlin Murdoch serves as Chairman of the Lower Republican Natural Resources District board, underscoring the Murdochs' significant influence over local water and land use issues <sup>27</sup> . No evidence of direct involvement in renewable energy development was found; their interests appear focused on large-scale crop farming and irrigation rights.	High	agriculture	Engage the Murdoch family patriarch (e.g. Marlin Murdoch) with respect for their farming legacy; emphasize how the development can coexist with agriculture and possibly improve water management. Consider offering commitments that address any concerns about irrigation or land impact.	M
280002800, 280003000, 280005700, 280006300, 280002601, 280006100, 280003100, 280002900	✓	<b>James Drake Farm Enterprises LLC</b>	llc	James Drake Farm Enterprises LLC is a limited-liability farm company likely controlled by James A. Drake of Orleans, Nebraska <sup>28</sup> . The Drake family operates several agricultural parcels (at least 8 in Harlan County) primarily for corn and soybean farming (no separate corporate website or non-farm business activity is evident). James Drake and his spouse are listed holders of irrigation permits at their Orleans farm address, indicating a vested interest in groundwater usage for their crops <sup>29</sup> . There are no public records of the LLC engaging in political campaigns or development projects, suggesting the Drake enterprise's focus is maintaining their family farming operations.	Medium	agriculture	Approach James Drake personally through neighborly outreach, acknowledging his farming priorities. Emphasize that the development can provide financial benefits (e.g. land lease revenue) without impeding his irrigation or crop productivity, and offer assurances on safeguarding water resources.	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
280005501		<b>Fencepost Farms, LLC / Firefly Farms, LLC</b>	llc	Fencepost Farms, LLC and Firefly Farms, LLC jointly appear on Harlan County property records as owners of parcel 280005501 <sup>30</sup> . Fencepost Farms, LLC is presumed to be a local entity (little public information is available), whereas Firefly Farms, LLC is likely affiliated with Firefly Energy Holding—a firm that assembles land for resale or lease to renewable energy developers <sup>31</sup> . Firefly's principals have experience in Nebraska securing large land positions for wind and solar projects, indicating that this co-ownership may represent a speculative investment in a renewable development site <sup>32</sup> . No other business operations or community engagements for these LLCs are noted aside from land ownership, implying their interest in the area is primarily financial and development-driven.	Low	land_investment	Engage the Firefly Farms LLC representative via formal channels to discuss potential collaboration or land acquisition – they are likely amenable to profitable exit. Also maintain communication with the local Fencepost Farms contact to manage local goodwill, but expect that Firefly's decisions drive this parcel's stance.	M
320014000		<b>Robison Living Trust (Ronald &amp; Bretta Robison)</b>	trust	See RESIDENT table.	Low	agriculture	Handle via personalized community outreach (see resident profile); this is a private family trust, so address any concerns personally and highlight benefits to their land's value or legacy.	M
280003900		<b>Vorderstrasse Family Trust (Duane L. &amp; Debra L. Vorderstrasse)</b>	trust	See RESIDENT table.	Low	agriculture	See resident profile for engagement; focus on respectful one-on-one communication with the Vorderstrasse family, emphasizing that their farm legacy can be upheld or even benefitted by the proposed development.	M