

NOTICE OF EDUCATIONAL LAND NON-EXCLUSIVE, PERPETUAL EASEMENT SALE

Notice is hereby given that an authorized agent of the Board of Educational Lands and Funds of the State of Nebraska will offer for sale at public auction on the day and time set forth below, at the Sioux County Treasurer's Office in Harrison, Nebraska, a non-exclusive, perpetual easement on the following listed educational lands within said County.

DATE: July 20, 2016

TIME: 10:00 a.m.

PREDOMINANT LAND USE: A non-exclusive, perpetual access road easement for ingress and egress. The Board retains the non-exclusive perpetual right to use such access road easement and all of the Board's successors and assigns and the purchaser herein and its successor and assigns shall be entitled to such non-exclusive, perpetual rights of use of said access road easement.

LEGAL DESCRIPTION: A non-exclusive, perpetual access road easement for ingress and egress located in the northeast corner of Section 36, Township 32 North, Range 55 West of the 6th P.M., Sioux County, Nebraska legally described as follows:

Beginning at the northeast corner of said Section 36, thence south along the east line of said Section 36 a distance of 375 feet, thence northwesterly a distance of 530 feet, more or less, to a point on the north line of said Section 36, said point located 375 feet west of the Northeast corner of said Section 36 as measured along said north line, thence east along the north line of said Section 36 a distance of 375 feet to the point of beginning containing 1.62 acres, more or less.

LOCATION: Approximately 1 mile north and 8 miles east of Harrison, Nebraska.

BEGINNING BID PRICE: \$5,000.00 which is not less than the appraised value.

ADDITIONAL REQUIREMENTS: Settlement for the easement shall be made by paying not less than twenty-percent (20%) of the purchase price at the time of the sale and the balance shall be payable within 90 days after the date of the sale. This easement will be sold to the highest bidder, subject to the right of the Board to reject any and all bids, and sale of the easement will not be final until confirmed by the Board. The Board will intend to consider confirmation as soon as possible. The easement will be conveyed by a document titled Perpetual Easement signed by a representative of the Board and the Governor and Secretary of State of the State of Nebraska, subject to all previous easements, restrictions, reservations, rights-of-way and other matters of record and all public roads, and the Board shall retain all salt springs, coal, oil, minerals, artifacts, fossils and other natural resources on, over, or contained in the easement. If the high bidder fails to pay the purchase price in full within 90 days after the date of the sale, the high bidder's rights under the sale, including all payments made, shall be forfeited by the Board.

SPECIAL CONDITIONS: The purchaser, at their sole expense, shall: (1) maintain said access road; (2) maintain the existing livestock fence located from the southernmost point of the easement on the east line of said Section 36 to the northeast corner of said Section 36, and maintain the existing livestock fence from the northeast corner of said Section 36 to the westernmost point of the easement on the north line of said Section 36. (3) Furthermore, the purchaser may, in their sole discretion, and at their sole expense, install a livestock fence along the entire southwestern boundary of the easement, and may also install auto gates in such fences, with one such gate to be located near the area at the southernmost point of the easement on the east line of said Section 36, and one gate located near the area at the westernmost point of the easement on the north line of said Section 36.

REAL ESTATE TAXES: The Board will continue to pay all real estate taxes on the 1.62 acres described above.

POSSESSION: The purchaser shall receive non-exclusive, perpetual possession upon, but not before, confirmation of the sale by the Board and full payment by the purchaser for such easement.

All payments to the Board of Educational Lands and Funds must be made by bank draft, cashier's check, certified check, money order or cash. Personal checks will not be accepted.

All sales of educational land at public auction are considered to be non-revocable offers which only upon confirmation by the Board of Educational Lands and Funds shall become binding contracts.

For further information contact:

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