

**Cheyenne County School Land Lease Sale**  
 For the Board of Educational Lands and Funds has been moved from the County Treasurer's Office to  
 Security First Bank Basement  
 1205 Jackson Street -Sidney, Nebraska

Notice is hereby given that an authorized representative of the Board of Educational Lands and Funds of the State of Nebraska will offer for lease at public auction on the day and time set forth below, at the office of the County Treasurer of Cheyenne County in Sidney, Nebraska, the following educational lands within said County:

DATE: November 30, 2016

TIME: 10:00 a.m.

In the event of inclement weather and/or bad roads, the Board's Field Representative may postpone the sale until December 7, 2016, at 10:00 a.m. If this occurs, the County Treasurer and the Board's Lincoln Office will both be notified at least 90 minutes prior to the originally scheduled sale time.

<u>TRACT</u>	<u>DESCRIPTION</u>	<u>SEC.TWP.RGE</u>	<u>2017 RENTAL</u>	<u>LEASE EXPIRATION</u>
11	All (640 acres, more or less)	36-17-47	\$22,095.00	December 31, 2022

Predominant Land Use: Dryland cropground and grassland  
 This tract is located 15 miles east of Dalton, NE.

Improvements to be sold include: 272 acres of chemical fallow. Total Value: \$3,040.00

The electric fence is to be considered personal property and is subject to removal by the previous lessee.

The lessee elects to harvest 282 acres of fall-seeded wheat.

21	All (640 acres, more or less)	36-16-48	\$15,733.40	December 31, 2022
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Predominant Land Use: Dryland cropground and grassland  
 This tract is located 10 miles east of Gurley, NE.

Improvements to be sold include: 840 rods of fence, stockwell, solar pump, pipe, wire, solar panels and stand and 198.1 acres of chemical spraying. Total Value: \$11,650.00

The electric fence, stock tanks, storage tank and corrals are to be considered personal property and are subject to removal by the previous lessee.

The lessee elects to harvest 188.4 acres of fall-seeded wheat.

39a	29.464 acres in SE4NW4 (29.464 acres, more or less)	36-14-50	\$806.20	December 31, 2023
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Predominant Land Use: Dryland cropground

This tract is located ½ mile west of Sidney, NE.

There are no improvements to be sold.

The buried pipeline including all fittings, valves and risers are owned by the School Trust and all right, title and interest shall remain with the School Trust.

The lessee elects to harvest 27.20 acres of fall-seeded wheat.

STIPULATION: See Below.

39b	NW4SW4 (40 acres, more or less)	36-14-50	\$2,736.00	December 31, 2023
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Predominant Land Use: Irrigated and dryland cropground

This tract is located ½ mile west of Sidney, NE.

Improvements and crops to be sold include: Irrigation well, submersible pump, drop pipe and wiring, control panel, 16.2 acres of irrigated wheat and 15 acres of alfalfa. Total Value: \$10,460.00

The flow meter and sideroll system are to be considered personal property and are subject to removal by the previous lessee.

STIPULATION: See Below.

39c	32.414 acres in SW4NW4 (32.414 acres, more or less)	36-14-50	\$1,977.26	December 31, 2023
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Predominant Land Use: Irrigated and dryland cropground

This tract is located ½ mile west of Sidney, NE.

Improvements to be sold include: Irrigation well, electric motor, control panel and hook ups, discharge head, column and bowls. Total Value: \$5,600.00

The flow meter is to be considered personal property and is subject to removal by the previous lessee.

The lessee elects to harvest 32.414 acres of fall-seeded wheat.

STIPULATION: See Below.

39e	That part lying North of and including RR in N2 except 3.83 acres in N2NE4 and 0.36 acres of road in SW4NE4 (165.27 acres, more or less)	36-14-50	\$6,694.56	December 31, 2025
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Predominant Land Use: Irrigated and dryland cropland and grassland  
 This tract is located on the northwest edge of Sidney, NE.  
 Improvements and crops to be sold include: 200 rods of fence, electric motor, control panel and hookups, discharge head, column and bowls, 38 acres of alfalfa and 38 acres of chemical spraying. Total Value: \$15,560.00  
 The electric fence, flow meter, pivot system, pumpjack, pipe, rod and cylinder, water tanks, all buildings, all corrals, all metal panels and gates, all windbreaks, all wood and concrete feed bunks, interior fence and hay bales are to be considered personal property and are subject to removal by the previous lessee.  
 The 40 rods of west line fence, 2 irrigation wells, irrigation pipeline, stockwell, pipeline and hydrants are owned by the School Trust and all right, title and interest shall remain with the School Trust.  
 STIPULATION: See Below.

55	The residential acreage and improvement site consisting of approximately 4 acres located generally in the NW portion of the NE4NE4 (4 acres, more or less)	14-12-52	\$1,802.42	December 31, 2027
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Predominant Land Use: Homesite  
 This tract is located 8 miles west and 2 miles south of Lorenzo, NE.  
 Improvements to be sold include: Domestic well, submersible pump, pipe and wire, house and barn. Total Value: \$35,000.00  
 The 4 wood bins, chicken house and chain link fence are to be considered personal property and are subject to removal by the previous lessee.

63	All (640 acres, more or less)	16-16-52	\$29,700.00	December 31, 2025
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Predominant Land Use: Irrigated and dryland cropland  
 This tract is located 9 miles north and 1 mile east of Potter, NE.  
 Improvements to be sold include: 225.96 acres of chemical spraying. Total Value: \$2,540.00  
 The electric motor, control panel and all electric hookups, chemigation valve, chemigation tank, flow meter, discharge head, column and bowls and center pivot system are to be considered personal property and are subject to removal by the previous lessee.  
 The irrigation well, buried pipeline and underground wiring are owned by the School Trust and all right, title and interest shall remain with the School Trust.  
 The lessee elects to harvest 200.2 acres of fall-seeded wheat.

65	All except residential acreage, improvement site and N pasture consisting of 15.35 acres in NE corner (624.65 acres, more or less)	36-17-52	\$30,454.10	December 31, 2025
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Predominant Land Use: Irrigated and dryland cropland  
 This tract is located 15 miles west of Dalton, NE.  
 Improvements to be sold include: 162.4 acres of chemical spraying. Total Value: \$3,410.00  
 The motor, panel, hookups, discharge head, column and bowls, center pivot, chemigation valve and tank and all fence are to be considered personal property and are subject to removal by the previous lessee.  
 The irrigation well, buried pipe and wire are owned by the School Trust and all right, title and interest shall remain with the School Trust.  
 The lessee elects to harvest 256.30 acres of fall-seeded wheat.

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STIPULATION: (applicable to Tracts #39a, 39b, 39c and 39e): The Board may terminate this Lease prior to its scheduled expiration date by 1) giving at least nine (9) months notice of termination to the Lessee, or 2) giving written notice of termination to the Lessee stating that the lease shall terminate on December 31st of the year notice was given. In the event of such early termination, any bonus paid for this Lease will be partially refunded. The unused percentage of the original lease term shall be multiplied by the bonus previously paid to determine the refund amount.

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In order for anyone to be eligible to bid on a school land lease, they must be able to contract in accordance with Nebraska Law and have deposited with the County Treasurer of the County in which the land is located, or with a representative of the Board, a bank draft, cashier's check, certified check or money order made payable to the Board of Educational Lands and Funds, or cash, equivalent to the 2017 rental of said tract. Said rental deposit may be submitted at any time until the tract is announced "Sold".

If more than one qualified bidder is interested in a lease, it will be sold to the party bidding the highest cash bonus, in addition to the first year's rent, at the auction. Bonus bids must be paid to the Board of Educational Lands and Funds immediately following the auction. Bonus bids are a one-time payment which covers the entire term of the lease.

All sales of educational land leases at public auction are considered to be non-revocable offers, which shall become binding contracts only upon acceptance and approval following the sale by the Board of Educational Lands and Funds. Leases will be effective January 1, 2017, or upon acceptance and approval by the Board, whichever occurs later.

Leases will be issued only to those who sign the "Lease and Application" in person or through an Attorney-In-Fact who presents a Power of Attorney at the time of the auction. A sample Power of Attorney is available on the Board's website. Lease assignments submitted to the Board within 30 days of the auction will be processed without fee. The Board's standard form lease sets out the terms of the lease of the real estate to which this notice pertains; provided, however, any additional stipulations pertaining specifically to this real estate, which are included in this notice, shall be added to and become a part of the complete terms of the lease pertaining to this real estate. The Board's standard form lease may be inspected at the County Treasurer's office or on the Board's website and a copy, which includes any additional stipulations pertaining to this real estate, can be obtained by contacting the Board's Lincoln office or the Field Representative for this county named above.

The purchaser shall, within thirty days of the date of Board approval, pay the amount of the value of the improvements (and growing crops, if applicable) as stated above, to the County Treasurer of the County wherein the land is situated. If such payment is not made on time and in full, all payments made by the purchaser to the Board may be declared forfeited and a new lease or sale of the land may be authorized. All improvements affixed to the land which are not listed above are and shall remain owned by the School Trust. **No improvements shall be placed on the land by Lessee without the prior written approval of the Board; and any improvements made by Lessee without the prior written approval of the Board shall be permanently owned exclusively by the Board.**

All monies received by the Board's agents will be deposited subject to approval of the lease by the Board of Educational Lands and Funds. In the event a lease is not approved, the appropriate refunds will be issued.

All County Farm Service Agency information for the Board of Educational Lands and Funds is public information and is obtainable by contacting the local office.

Rental is subject to change by the Board semi-annually at any time during the term of the lease.

The Lessee making each election to harvest fall-seeded crops will pay the 2017 rent on those acres. In the event of such election, the successful bidder, if other than the previous Lessee, will receive a refund of 2017 rent equal to the amount so paid by the previous Lessee.

For further information contact:

BOARD OF EDUCATIONAL LANDS AND FUNDS

JOE MARTIN, FIELD REPRESENTATIVE  
PO Box 419  
Bayard, NE 69334  
TELEPHONE: 308/586-1045  
CELLULAR: 308/920-2423

SHELLY TROJAN, ADMINISTRATIVE ASSISTANT  
555 North Cotner Blvd.  
Lincoln, NE 68505  
TELEPHONE: 402-471-3144 Ext. 16  
[www.belf.nebraska.gov](http://www.belf.nebraska.gov)