

NOTICE OF BANNER COUNTY SCHOOL LAND LEASE SALE

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 Banner County in Harrisburg, Nebraska, the following educational lands within said County:

DATE: November 22, 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 November 29, 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>
5	All (640 acres, more or less)	16-19-53	\$9,068.74	December 31, 2024

Predominant Land Use: Dryland cropland and grassland  
 This tract is located 15 miles east and 4 miles north of Harrisburg, NE.  
 Improvements to be sold include: 860 rods of fence, stockwell, tower, mill and bottomless tank. Total Value: \$14,240.00  
 The 300 rods of 1 wire fence with wood posts is to be considered personal property and is subject to removal by the previous lessee.  
 The shelterbelt is owned by the School Trust and all right, title and interest shall remain with the School Trust.  
 The lessee elects to harvest 73 acres of fall-seeded wheat.

8	All (640 acres, more or less)	16-17-54	\$10,793.74	December 31, 2024
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Predominant Land Use: Grassland and dryland cropland  
 This tract is located 7 miles south and 9 miles east of Harrisburg, NE.  
 Improvements to be sold include: 640 rods of fence. Total Value: \$2,990.00  
 The concrete bottom tanks and pipeline are owned by the School Trust and all right, title and interest shall remain with the School Trust.

11a	S2 except 1.40 acres in SE4SE4SE4 (318.60 acres, more or less)	36-18-54	\$6,661.00	December 31, 2024
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Predominant Land Use: Dryland cropland  
 This tract is located 4 miles south and 12 miles east of Harrisburg, NE.  
 There are no improvements to be sold.  
 The lessee elects to harvest 120 acres of fall-seeded wheat.

11b	N2 (320 acres, more or less)	36-18-54	\$7,448.00	December 31, 2024
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Predominant Land Use: Dryland cropland  
 This tract is located 4 miles south and 12 miles east of Harrisburg, NE.  
 Improvements to be sold include: 170 acres of chemical spraying of wheat stubble. Total Value: \$2,210.00  
 The lessee elects to harvest 143 acres of fall-seeded wheat.

14	All (640 acres, more or less)	36-20-54	\$4,243.92	December 31, 2024
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Predominant Land Use: Grassland  
 This tract is located 12 miles east and 7 miles north of Harrisburg, NE.  
 Improvements to be sold include: 760 rods of fence. Total Value: \$5,000.00  
 The 160 rods of fence and corrals are to be considered personal property and are subject to removal by the previous lessee.  
 STIPULATION: See Below.

24 All 36-18-56 \$11,173.40 December 31, 2024  
 (640 acres, more or less)

Predominant Land Use: Dryland cropland  
 This tract is located 4 miles south of Harrisburg, NE.  
 There are no improvements to be sold.

STIPULATION: The Board of Educational Lands and Funds will provide chemical for a spring treatment of weeds prior to planting in 2017. The Lessee will be required to plant all of the acres to Millet, Sudex, Corn or a crop that has been approved by the Board of Educational Lands and Funds for calendar years 2017 and 2018. For the remainder of the Lease, Lessee may return to planting a rotation of Lessee's choice subject to Board approval as follows: The Lessee must annually submit a written plan satisfactory to the Board for use of all cropland, specifying the erosion control, crops to be planted, chemical treatments planned and tillage operations which must be approved in writing by the Board prior to March 31 of each year and shall be followed by Lessee. There will not be any certified organic crops grown on the acres covered by this Lease. A minimum till farming practice must be implemented on all acres. Lessee shall effectively control the noxious weeds on all of the land covered by this lease, at Lessee's sole and exclusive cost and expense and to the Board's satisfaction, at all times during the term of this Lease. If a representative of the Board finds uncontrolled noxious weeds on the Lease, the Board is hereby authorized to take appropriate steps to control the weeds at Lessee's expense. Continued failure by the Lessee to control such weeds shall result in termination of this Lease.

26 All except 9.53 acres of Hwy 36-19-56 \$11,241.34 December 31, 2024  
 along South boundary  
 (630.47 acres, more or less)

Predominant Land Use: Grassland and dryland cropland  
 This tract is located 1 mile north of Harrisburg, NE.  
 Improvements to be sold include: 1,240 rods of fence and 73.5 acres of chemical fallow. Total Value: \$8,800.00  
 The stock tank is to be considered personal property and is subject to removal by the previous lessee.  
 The lessee elects to harvest 102.4 acres of fall-seeded wheat.

29 All 36-17-57 \$9,202.00 December 31, 2024  
 (640 acres, more or less)

Predominant Land Use: Dryland cropland  
 This tract is located 10 miles south and 5 miles west of Harrisburg, NE.  
 Improvements to be sold include: Stockwell. Total Value: \$1,000.00  
 All buildings are to be considered personal property and are subject to removal by the previous lessee.  
 The lessee elects to harvest 298 acres of fall-seeded wheat.  
 STIPULATION: See Below.

33 SE4 and the East 40 feet of 36-19-57 \$2,540.00 December 31, 2024  
 the NE4  
 (162.42 acres, more or less)

Predominant Land Use: Dryland cropland  
 This tract is located 5 miles west and 1 mile north of Harrisburg, NE.  
 Improvements to be sold include: 146 acres of chemical spraying of wheat stubble. Total Value: \$3,910.00  
 STIPULATION: See Below.

38 All 36-18-58 \$16,000.00 December 31, 2024  
 (640 acres, more or less)

Predominant Land Use: Dryland cropland  
 This tract is located 11 miles west and 4 miles south of Harrisburg, NE.  
 Improvements to be sold include: Stockwell and 323.4 acres of chemical fallow. Total Value: \$12,740.00  
 The submersible pump, drop pipe, hookups and stock tank are to be considered personal property and are subject to removal by the previous lessee.  
 The lessee elects to harvest 158 acres of fall-seeded wheat.

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STIPULATION: (applicable to Tracts #14, 29 and 33): 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

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