

NOTICE OF BLAINE 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 Blaine County in Brewster, Nebraska, the following educational lands within said County:

DATE: November 1, 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 8, 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)	16-23-21	\$11,424.00	December 31, 2024

Predominant Land Use: Grassland  
 This tract is located 6 miles east and 2 miles north of Brewster, NE.  
 Improvements to be sold include: 920 rods of fence. Total Value: \$3,840.00  
 STIPULATION: See Below.

8a	All that part lying North of Middle Loup River (219.42 acres, more or less)	16-21-22	\$5,584.06	December 31, 2024
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Predominant Land Use: Grassland  
 This tract is located 10 miles south of Brewster, NE.  
 Improvements to be sold include: None.  
 STIPULATION: See Below.

8b	All that part lying South of Middle Loup River (425.99 acres, more or less)	16-21-22	\$12,232.28	December 31, 2024
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Predominant Land Use: Pasture with approximately 1 mile Middle Loup River frontage. Hunting and other recreational potential.  
 This tract is located 10 miles south of Brewster, NE.  
 Improvements to be sold include: 480 rods of fence, stockwell, mill, steel tower and tank. Total Value: \$6,710.00

12	All (640 acres, more or less)	16-23-22	\$14,715.56	December 31, 2024
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Predominant Land Use: Grassland  
 This tract is located 2 miles north of Brewster, NE.  
 Improvements to be sold include: 1,200 rods of fence, corrals, stockwell, mill, tower and tank. Total Value: \$6,950.00  
 All buildings, all tanks, hydrants and float systems attached to the underground waterlines are to be considered personal property and are subject to removal by the previous lessee.  
 All underground water lines are owned by the School Trust and all right, title and interest shall remain with the School Trust.  
 STIPULATION: See Below.

17	All (640 acres, more or less)	36-21-23	\$15,499.12	December 31, 2024
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Predominant Land Use: Grassland  
 This tract is located 6 miles south and 9 miles east of Dunning, NE.  
 Improvements to be sold include: 320 rods of fence, stockwell, tower, mill and tank. Total Value: \$4,415.00  
 STIPULATION: See Below.

27	All (640 acres, more or less)	36-22-24	\$17,116.80	December 31, 2024
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Predominant Land Use: Grassland  
 This tract is located 2 miles east of Dunning, NE.  
 Improvements to be sold include: 160 rods of fence, stockwell, mill, tower and tank. Total Value: \$2,640.00

34a	S2NW4, SW4 and W2SE4 (320 acres, more or less)	16-22-25	\$6,565.36	December 31, 2024
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Predominant Land Use: Grassland

This tract is located 2 miles southeast of Halsey, NE.

Improvements to be sold include: 640 rods of fence, inner well parts, 2 stockwells, 2 steel towers, 2 mills, submersible pump and pressure tank, underground line and hydrant, pole shed and chute. Total Value: \$9,200.00

The feed bunks, panels, metal windbreaks, other buildings and small tanks are to be considered personal property and are subject to removal by the previous lessee.

The stockwell in the NW4SW4 is owned by the School Trust and all right, title and interest shall remain with the School Trust.

34b	See Below	16-22-25	\$5,741.98	December 31, 2024
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LEGAL DESCRIPTION: All that part of N2NW4 lying South of the Middle Loup River; all those portions of the NE4 of said Section lying Southwest of Highway 2 except that part of the NW4NW4NE4 lying North of the Middle Loup River; and E2SE4 of said Section subject to the right of the Board's tenants and any others designated by the Board from time to time to use the existing bridge and road in the E2SE4 for ingress to and egress from the SW4, the S2NW4 and W2SE4 of said Section 16 (206.90 acres, more or less)

Predominant Land Use: Pasture with approximately 1 mile Middle Loup River frontage. Hunting and other recreational potential.

This tract is located 2 miles southeast of Halsey, NE.

Improvements to be sold include: 560 rods of fence. Total Value: \$6,060.00

All buildings and corrals are to be considered personal property and are subject to removal by the previous lessee.

37a	E2 (320 acres, more or less)	36-23-25	\$7,268.00	December 31, 2024
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Predominant Land Use: Grassland

This tract is located 6 miles east and 1 mile north of Halsey, NE.

Improvements to be sold include: 480 rods of fence, stockwell, mill, tower and tank. Total Value: \$6,840.00

37b	W2 (320 acres, more or less)	36-23-25	\$7,360.00	December 31, 2024
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Predominant Land Use: Grassland

This tract is located 6 miles east and 1 mile north of Halsey, NE.

Improvements to be sold include: 320 rods of fence, stockwell, mill, tower and tank. Total Value: \$6,370.00

STIPULATION: (applicable to Tracts #5, 8a, 12 and 17): 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.

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.

BOARD OF EDUCATIONAL LANDS AND FUNDS

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