

NOTICE OF BOYD 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 Boyd County in Butte, Nebraska, the following educational lands within said County:

DATE: November 16, 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 21, 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>
13	SW4NE4 & S2NW4 (120 acres, more or less)	17-34-10	\$6,470.46	December 31, 2024

Predominant Land Use: Dryland cropland and timbered pasture. Hunting and other recreational potential. This tract is located approximately 6 miles north and 3 miles west of Lynch, NE. Improvements to be sold include: 200 rods of fence. Total Value: \$3,500.00  
The 3 deer stands are to be considered personal property and are subject to removal by the previous lessee.

31	E2 (320 acres, more or less)	16-34-12	\$12,940.20	December 31, 2024
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Predominant Land Use: Grassland  
This tract is located approximately 2½ miles northwest of Spencer, NE. Improvements to be sold include: 680 rods of fence and 2 stock dams. Total Value: \$12,250.00  
The stock/erosion control dam in NW4NE4 is owned by the School Trust and all right, title and interest shall remain with the School Trust.

40a	W2 (320 acres, more or less)	36-34-14	\$15,599.88	December 31, 2024
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Predominant Land Use: Dryland cropland, grassland and improvement site. This tract is located approximately 3½ miles west and 2 miles south of Butte, NE. Improvements to be sold include: 870 rods of fence, stockwell, stock/domestic well, submersible pump and pressure system, underground lines and hydrants. Total Value: \$12,400.00  
The modular house, trailer house and addition, milking barn, loafing shed, farrowing barn, 2 quonsets, wood frame shop, feed bins, fence line feed bunks, all corrals, gates and panels, tanks, steel tower, all sheds and outbuildings are to be considered personal property and are subject to removal by the previous lessee.  
STIPULATION: See Below.

40b	E2 (320 acres, more or less)	36-34-14	\$15,787.48	December 31, 2024
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Predominant Land Use: Dryland cropland and grassland  
This tract is located approximately 3½ miles west and 2 miles south of Butte, NE. Improvements to be sold include: 800 rods of fence. Total Value: \$8,650.00  
STIPULATION: See Below.

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STIPULATION: (applicable to Tracts #40a and 40b): At any time during this lease, the Board may determine that eastern red cedar trees on the land should be controlled. The Board, in its sole discretion, will determine the control method, which may include prescribed fire. The Lessee agrees to cooperate with and perform any requirements of the burn project; including any land use changes which may include reduced, delayed or timed grazing schedules, in order to provide adequate fuel load prior to the burn, and to allow recovery of the land, after the burn. The Lessee will be appropriately compensated for any resulting loss, which may be, but is not required to be, in the form of rent reductions, direct payments or other suitable consideration or accommodation, as determined in the sole and absolute discretion of the Field Representative. The project will be conducted at the expense of the Board.

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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.

BOARD OF EDUCATIONAL LANDS AND FUNDS

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