

NOTICE OF CEDAR 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 Cedar County in Hartington, Nebraska, the following educational lands within said County:

DATE: November 18, 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	N2SW4, SE4SW4 and part of SW4SW4 (151.41 acres, more or less)	34-31-03E	\$43,742.00	December 31, 2024

Predominant Land Use: Center pivot irrigated cropland with dryland corners
This tract is located approximately 9 miles east of Hartington, NE.

Trust owned improvements to be sold: Approximately 385 rods of boundary fence. Total Value: \$450.00
2 irrigation wells, diesel engine power unit with 2 wheel ag trailer, generator, geardrive, column, pump, flow/check valve, 8 tower center pivot, panel box and fuel tank are owned by the School Trust and all right, title and interest shall remain with the School Trust.

STIPULATION: All irrigation equipment, including the well, on this property is owned by the Board. All irrigation equipment will be maintained in good working order by Lessee, to include but not limited to: oil changes, air filter servicing, checking and changing fluids, etc., at Lessee's sole cost. Actual repairs to the well, column, pump and gear drive will be paid by the Board. Actual repairs to all other irrigation equipment will be paid by Lessee, up to a maximum aggregate cost of \$1,000.00 per year (not including the cost of routine maintenance required herein). Any costs exceeding \$1,000.00 per year will be paid by the Board.

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 this 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. This Lease will be effective March 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 this 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 this lease.

For further information contact:

BOARD OF EDUCATIONAL LANDS AND FUNDS

TIM KUCHTA, FIELD REPRESENTATIVE
PO Box 697
Hartington, NE 68739
TELEPHONE: 402/254-9041
CELLULAR: 402/340-6744

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