

Cherry County School Land Lease Sale
 For the Board of Educational Lands and Funds has been moved from the County Treasurer's Office to
 Valentine City Library, 324 N Main Street
 Valentine, 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 Cherry County in Valentine, Nebraska, the following educational lands within said County:

DATE: January 9, 2017

TIME: 11:00 a.m. and 2:00 p.m.

In the event of inclement weather and/or bad roads, the Board's Field Representative may postpone the sale until January 17, 2017, at 11:00 a.m. and 2:00 p.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.

THE FOLLOWING TRACTS WILL BE OFFERED AT 11:00 A.M.

<u>TRACT</u>	<u>DESCRIPTION</u>	<u>SEC.TWP.RGE</u>	<u>2017 RENTAL</u>	<u>LEASE EXPIRATION</u>
2	All (640 acres, more or less)	36-25-25	\$12,466.52	December 31, 2026

Predominant Land Use: Grassland

This tract is located 6 miles southeast of Elsmere, NE.

Improvements to be sold include: 640 rods of fence, 3 stockwells, mill, tower and tank. Total Value: \$4,750.00

The mill, tower and tank in SE4SE4 are to be considered personal property and are subject to removal by the previous lessee.

6	All (640 acres, more or less)	36-27-25	\$12,471.00	December 31, 2026
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Predominant Land Use: Grassland

This tract is located 8 miles north of Elsmere, NE.

Improvements to be sold include: 320 rods of fence, stockwell, 2 towers, 2 mills and 2 tanks. Total Value: \$8,450.00

The stockwell in SE4SW4 is owned by the School Trust and all right, title and interest shall remain with the School Trust.

16	All (640 acres, more or less)	36-32-25	\$13,446.00	December 31, 2026
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Predominant Land Use: Grassland

This tract is located 4 miles northeast of Wood Lake, NE.

Improvements to be sold include: 960 rods of fence, 2 stockwells, 2 mills, 2 towers and 3 tanks. Total Value: \$13,100.00

17	All (640 acres, more or less)	16-33-25	\$6,656.00	December 31, 2026
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Predominant Land Use: Grassland

This tract is located 15 miles southeast of Valentine, NE.

Improvements to be sold include: 160 rods of fence, stockwell, tower, mill and tank. Total Value: \$2,800.00

The 320 rods of interior fence and steel tank are to be considered personal property and are subject to removal by the previous lessee.

STIPULATION: See Below.

18	All (640 acres, more or less)	36-33-25	\$13,315.52	December 31, 2026
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Predominant Land Use: Grassland

This tract is located 20 miles southeast of Valentine, NE.

Improvements to be sold include: 640 rods of fence and stockwell. Total Value: \$1,500.00

The mill, tower and tank are to be considered personal property and are subject to removal by the previous lessee.

25 All 36-26-26 \$12,682.52 December 31, 2026
 (640 acres, more or less)

Predominant Land Use: Grassland
 This tract is located 6 miles west of Elsmere, NE.
 Improvements to be sold include: 420 rods of fence, mill, tower and bottomless tank. Total Value: \$2,800.00
 The bottomless tank is to be considered personal property and is subject to removal by the previous lessee.
 The stockwell and livestock water pipeline are owned by the School Trust and all right, title and interest shall remain with the School Trust.

31 All 36-28-26 \$12,901.16 December 31, 2026
 (639.54 acres, more or less)

Predominant Land Use: Grassland
 This tract is located 28 miles south of Wood Lake, NE.
 Improvements to be sold include: 640 rods of fence, stockwell, 2 mills, 2 towers, 2 tanks, pump, rod, check and bucket in Trust owned stockwell. Total Value: \$9,700.00
 The stockwell in SE4NW4 is owned by the School Trust and all right, title and interest shall remain with the School Trust.

32 All 16-29-26 \$15,534.20 December 31, 2026
 (640 acres, more or less)

Predominant Land Use: Grassland
 This tract is located 15 miles southwest of Wood Lake, NE.
 Improvements to be sold include: 320 rods of fence and stockwell. Total Value: \$1,200.00
 The mill, tower and 3 tanks are to be considered personal property and are subject to removal by the previous lessee.

38 N2, S2SW4, N2SE4 and 16-31-26 \$14,717.26 December 31, 2026
 SE4SE4
 (520 acres, more or less)

Predominant Land Use: Grassland
 This tract is located 7 miles northwest of Wood Lake, NE.
 Improvements to be sold include: 1,370 rods of fence, 3 stockwells, 2 mills, 2 towers and 3 tanks. Total Value: \$17,700.00
 The 70 rods of interior fence, corral, autogate, solar pump, panels, pipe and wire and steel windbreak are to be considered personal property and are subject to removal by the previous lessee.
 STIPULATION: See Below.

43 All 36-33-26 \$15,513.00 December 31, 2026
 (640 acres, more or less)

Predominant Land Use: Grassland
 This tract is located 15 miles northwest of Wood Lake, NE.
 Improvements to be sold include: 680 rods of fence, stockwell and tank. Total Value: \$3,100.00
 The 155 rods of interior fence, pivot, pump, gearhead, diesel engine, fuel tank, irrigation pipe, mill and tower are to be considered personal property and are subject to removal by the previous lessee.
 The pivot pad and irrigation well are owned by the School Trust and all right, title and interest shall remain with the School Trust.
 STIPULATION: See Below.

45 All 36-34-26 \$12,841.56 December 31, 2026
 (640 acres, more or less)

Predominant Land Use: Grassland
 This tract is located 10 miles east of Valentine, NE.
 Improvements to be sold include: 640 rods of fence, stockwell, mill, tower and 2 tanks. Total Value: \$8,400.00

53a E2E2 16-28-27 \$3,711.06 December 31, 2026
 (160 acres, more or less)

Predominant Land Use: Grassland
 This tract is located 15 miles northeast of Brownlee, NE.
 Improvements to be sold include: 160 rods of fence, stockwell, mill, tower and tank. Total Value: \$3,150.00

53b W2 and W2E2 16-28-27 \$11,343.50 December 31, 2026
 (480 acres, more or less)

Predominant Land Use: Grassland
 This tract is located 15 miles northeast of Brownlee, NE.
 Improvements to be sold include: 660 rods of fence, stockwell, mill, tower and tank. Total Value: \$9,700.00
 The 120 rods of interior fence and 300 rods of interior electric fence are to be considered personal property and are subject to removal by the previous lessee.

58 N2 except 7.33 acres of 16-31-27 \$7,438.94 December 31, 2026
 canal
 (312.67 acres, more or less)

Predominant Land Use: Grassland and building site
 This tract is located 17 miles south of Valentine, NE.
 Improvements to be sold include: 880 rods of fence, stockwell, mill, tower, tank, calving shed, cattle barn, shop, house, storm cellar, corrals, domestic well, pump, pressure tank and miscellaneous buildings. Total Value: \$74,100.00
 The portable granary and metal granary are to be considered personal property and are subject to removal by the previous lessee.

61 All 36-32-27 \$14,791.16 December 31, 2026
 (640 acres, more or less)

Predominant Land Use: Grassland
 This tract is located 20 miles southeast of Valentine, NE.
 Improvements to be sold include: 1,040 rods of fence, 3 stockwells, 2 towers, 2 mills, 4 tanks and a culvert. Total Value: \$18,500.00
 The 160 rods of interior fence are to be considered personal property and are subject to removal by the previous lessee.

THE FOLLOWING TRACTS WILL BE OFFERED AT 2:00 P.M.

76a N2 36-28-28 \$7,343.80 December 31, 2026
 (320 acres, more or less)

Predominant Land Use: Grassland
 This tract is located 1 mile north of Goose Creek School.
 Improvements to be sold include: 400 rods of fence, 2 stockwells, tower, mill and tank. Total Value: \$5,400.00
 The tower, mill and tank in SE4NE4 are to be considered personal property and are subject to removal by the previous lessee.

76b S2 36-28-28 \$6,543.30 December 31, 2026
 (320 acres, more or less)

Predominant Land Use: Grassland
 This tract is located 1 mile north of Goose Creek School.
 Improvements to be sold include: 240 rods of fence, stockwell, tower, mill and tank. Total Value: \$4,800.00
 STIPULATION: The lands covered by this lease will be deferred between the dates of May 15 and October 15 of calendar years 2017, 2019, 2021, 2023 and 2025. The Board may at any time require that Lessee annually submit a written plan satisfactory to the Board for use of all grassland, specifying the stocking rates and grazing dates, which must be approved in writing by the Board prior to the commencement of grazing each year.

126A & B See Below \$15,577.32 December 31, 2026

LEGAL DESCRIPTION: 3.63 acres in NW corner of NW4 in Section 15-28-30 and all except residential acreage and improvement site of approximately 39.10 acres in NE corner of NE4 in Section 16-28-30 (604.53 acres, more or less)

Predominant Land Use: Grassland
 This tract is located 12 miles northwest of Brownlee, NE.
 Improvements to be sold include: 1,160 rods of fence, well, tower, mill and tank. Total Value: \$14,000.00
 The solar pump, panels, drop pipe, check and plunger are to be considered personal property and are subject to removal by the previous lessee.

226 All 16-29-33 \$9,306.76 December 31, 2026
 (640 acres, more or less)

Predominant Land Use: Grassland

This tract is located 30 miles southwest of Merritt Reservoir.

Improvements to be sold include: Stockwell, 2 mills, 2 towers and 2 tanks. Total Value: \$10,000.00

The 690 rods of interior fence are to be considered personal property and are subject to removal by the previous lessee.

The stockwell in SE4NW4, panels and 30' bottomless tank are owned by the School Trust and all right, title and interest shall remain with the School Trust.

259 NW4, W2NE4, SE4NE4, 36-35-34 \$5,391.20 December 31, 2026
 N2SE4 and SE4SE4
 (400 acres, more or less)

Predominant Land Use: Grassland

This tract is located 2 miles north and 1 mile west of Cody, NE.

Improvements to be sold include: Stockwell, mill, tower and tank. Total Value: \$3,550.00

The 320 rods of interior fence are to be considered personal property and are subject to removal by the previous lessee.

STIPULATION: See Below.

267 All 36-27-35 \$10,751.62 December 31, 2026
 (663.68 acres, more or less)

Predominant Land Use: Grassland

This tract is located 25 miles northwest of Mullen, NE.

Improvements to be sold include: 320 rods of fence, stockwell, 2 mills, 2 towers and 2 tanks. Total Value: \$11,300.00

The stockwell in SE4NW4 is owned by the School Trust and all right, title and interest shall remain with the School Trust.

282B-D, 312- See Below \$68,184.38 December 31, 2024
 C, 312E-H
 and 313

LEGAL DESCRIPTION: E2SW4 & SE4 except 20.10 acres of Hwy 20 and that part of the W2SW4 lying South of Hwy 20 in Section 18; W2 in Section 19; All except E2E2 in Section 30-Township 34-Range 35W; that part of S2 lying South of Hwy 20 in Section 13; All in Section 25; E2 and E2W2 except the NE4NW4 in Section 26; S2NE4 and N2SE4 in Section 34; N2S2 and N2 except the NW4NW4 in Section 35 and All in Section 36-Township 34-Range 36 (3,675.36 acres, more or less)

Predominant Land Use: Grassland

This tract is located south of Hwy 20 at the Eli Turnoff.

Improvements to be sold include: 5,300 rods of fence, 6 complete stockwells, 1 stockwell (casing only), pipe, rod and cylinder in Trust-owned stockwell, 7 mills, 7 towers, submersible pump and wire, 12 steel tanks and 75' steel windbreak. Total Value: \$59,500.00

The solar pump, panels, pipe and cable are to be considered personal property and are subject to removal by the previous lessee.

The 480 rods of Highway fence, 2 stockwells, pump, pipe and overhead powerline are owned by the School Trust and all right, title and interest shall remain with the School Trust.

STIPULATION: The cased stockwell and pump pipe in Section 36, the cased stockwell in Section 26, 480 rods of fence along the south side of US Highway #20 and 160 rods of fence on the east side of the South Eli Road in Section 30 are owned by the Board; may be used by Lessee during the term of this Lease at Lessee's sole and exclusive risk, cost and expense; and shall be returned to the Board by Lessee at the expiration or termination of this Lease in as good condition as the same were in on the date this Lease was executed, reasonable and ordinary wear and tear and damage by superior force excepted. Grazing on this lease will be limited to 260 pair for 5 months. Lessee will annually certify in writing to the Board the number and type of livestock grazing on the unit. The certification will include a starting and ending date for the grazing season. The certification will be provided prior to the commencement of grazing each season. Additional grazing may be approved in writing by the Board. All pasture units must be part of a rotational grazing plan. Lessee will immediately make application to the Natural Resources Conservation Service for an EQIP contract to install a pumping plant, livestock water pipeline, tanks and interior fencing. The extent, construction, and design of these improvements must be approved by the Board of Educational Lands and Funds. If directed by the Board, the Lessee will sign the EQIP contract and proceed with the plan. If the pipeline is installed, the Board will contribute the non-cost shared portion of the cost. Three stockwells with pipe, rod and cylinders located on Sections 25, 34 and 35, currently valued at \$2,085.00 will have no value at the expiration or termination of this lease. Three mills, three towers, an 18' bottomless tank, an 11' steel tank and a 21' bottomless tank currently valued at \$7,580.00 and located in Sections 25, 34 and 35 will become personal property removable items and subject to removal at the expiration or termination of this lease.

286	S2NW4 and N2SW4 (160 acres, more or less)	36-25-36	\$2,058.40	December 31, 2026
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Predominant Land Use: Grassland

This tract is located 4 miles north and 3 miles east of Whitman, NE.

Improvements to be sold include: Stockwell, mill, tower and tank. Total Value: \$4,700.00

The 500 rods of interior fence are to be considered personal property and are subject to removal by the previous lessee.

STIPULATION: See Below.

346	All (640 acres, more or less)	36-27-38	\$10,205.96	December 31, 2026
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Predominant Land Use: Grassland

This tract is located 21 miles north and 1 mile east of Hyannis, NE.

Improvements to be sold include: 480 rods of fence, stockwell, mill, tower and tank. Total Value: \$6,950.00

The 320 rods of interior cross fence are to be considered personal property and are subject to removal by the previous lessee.

The approximately 5,280' of livestock water pipeline is owned by the School Trust and all right, title and interest shall remain with the School Trust.

369	All (638.30 acres, more or less)	16-27-39	\$10,340.46	December 31, 2026
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Predominant Land Use: Grassland

This tract is located 20 miles north and 2 miles east of Ashby, NE.

Improvements to be sold include: 3 stockwells, 2 towers, 2 mills, 2 tanks, drop pipe, submersible pump and wiring, 5,500' of buried waterline and pressure system. Total Value: \$14,000.00

All interior barb wire fence, 2 tanks on pipeline in S2 and 2 tanks in N2 are to be considered personal property and are subject to removal by the previous lessee.

STIPULATION: See Below.

370	E2SW4 (83.05 acres, more or less)	34-27-39	\$1,122.30	December 31, 2026
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Predominant Land Use: Grassland

This tract is located 17 miles north and 4 miles east of Ashby, NE.

Improvements to be sold include: 40 rods of fence. Total Value: \$250.00

STIPULATION: See Below.

385	S2N2 and S2 (480 acres, more or less)	36-30-39	\$7,190.90	December 31, 2026
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Predominant Land Use: Grassland

This tract is located 27 miles south and 6 miles west of Merriman, NE.

Improvements to be sold include: 400 rods of fence, stockwell, tower, mill and tank. Total Value: \$7,300.00

The 400 rods of interior fence are to be considered personal property and are subject to removal by the previous lessee.

401	N2SW4 (80 acres, more or less)	16-26-40	\$1,205.36	December 31, 2026
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Predominant Land Use: Grassland

This tract is located 14 miles north and 3 miles west of Ashby, NE.

There are no improvements to be sold.

The 100 rods of interior fence are to be considered personal property and are subject to removal by the previous lessee.

STIPULATION: See Below.

STIPULATION: (applicable to Tracts #17, 38, 43, 259, 286, 369, 370 and 401): 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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