

NOTICE OF HITCHCOCK 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 Hitchcock County in Trenton, Nebraska, the following educational lands within said County:

DATE: December 7, 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 December 14, 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>
7	That part lying East of County Road except 7.76 acres of farmstead in S2SW4 (503.392 acres, more or less)	16-04-31	\$25,807.20	December 31, 2022

Predominant Land Use: Dryland cropland and grassland

This tract is located 5 miles north of Culbertson, NE.

Improvements to be sold include: Stockwell and 156 acres of chemical spraying wheat stubble. Total Value: \$2,790.00

The submersible pump, drop pipe and hookups are to be considered personal property and are subject to removal by the previous lessee.

The lessee elects to harvest 164.3 acres of fall-seeded wheat.

10	All (585.14 acres, more or less)	36-01-32	\$14,387.58	December 31, 2022
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Predominant Land Use: Dryland cropland and grassland

This tract is located 11 miles south and 6 miles east of Trenton, NE.

Improvements to be sold include: 1,065 rods of fence, stockwell, submersible pump and 135 acres of chemical spraying wheat stubble. Total Value: \$12,240.00

The 4 stock tanks, pumpjack, campers, tower and float assembly are to be considered personal property and are subject to removal by the previous lessee.

16a	E2 (320 acres, more or less)	36-04-32	\$11,992.80	December 31, 2022
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Predominant Land Use: Dryland cropland and grassland

This tract is located 2 miles west and 2 miles north of Culbertson, NE.

Improvements to be sold include: 540 rods of fence and 58 acres of chemical spraying wheat stubble. Total Value: \$4,090.00

16b	NW4 except 8.41 acres of the residential acreage and improvement site near the West quarter corner (151.59 acres, more or less)	36-04-32	\$6,617.94	December 31, 2022
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Predominant Land Use: Dryland cropland and grassland

This tract is located 2 miles west and 2 miles north of Culbertson, NE.

Improvements to be sold include: 320 rods of fence and 64 acres of chemical spraying wheat stubble. Total Value: \$6,720.00

The lessee elects to harvest 52.60 acres of fall-seeded wheat.

STIPULATION: The Board may terminate this Lease in whole or in part, prior to its scheduled expiration date of December 31, 2022, by giving at least three (3) months written notice of whole or partial termination to the Lessee. No cause or reason for any such early termination shall be necessary or need be given by the Board.

16c	SW4 except 1.84 acres of the residential acreage and improvement site near the West quarter corner (158.16 acres, more or less)	36-04-32	\$7,674.96	December 31, 2022
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Predominant Land Use: Dryland cropland and grassland

This tract is located 2 miles west and 2 miles north of Culbertson, NE.

There are no improvements to be sold.

The lessee elects to harvest 150.4 acres of fall-seeded wheat.

23a	That part lying South and West of CB & Q Railroad (520.39 acres, more or less)	16-04-33	\$9,380.64	December 31, 2022
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Predominant Land Use: Grassland and dryland cropland

This tract is located 2 miles south and 2½ miles east of Palisade, NE.

Improvements to be sold include: 570 rods of fence, stockwell, tower and mill. Total Value: \$5,970.00

The stock tanks are to be considered personal property and are subject to removal by the previous lessee.

STIPULATIONS: Lessee will properly dispose of any old stock tanks and other unused items on this Section, at Lessee's sole and exclusive cost and expense and to the satisfaction of the Board's Field Representative, not later than December 31, 2017.

23b	That part lying North and East of CB & Q Railroad (107.29 acres, more or less)	16-04-33	\$13,961.56	December 31, 2022
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Predominant Land Use: Irrigated cropland

This tract is located 2 miles south and 2½ miles east of Palisade, NE.

Improvements to be sold include: Irrigation head, column and bowls, electric motor, electric panel, 20' buried electric line and pivot pad. Total Value: \$8,480.00

The pivot system, propane tank, side roll irrigation system, used section of pivot, water meter, pivot panel and irrigation pipe are to be considered personal property and are subject to removal by the previous lessee.

The irrigation well, buried irrigation pipe and pump are owned by the School Trust and all right, title and interest shall remain with the School Trust.

25	All (640 acres, more or less)	16-01-34	\$25,606.60	December 31, 2022
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Predominant Land Use: Dryland cropland and grassland

This tract is located 6 miles south and 3 miles east of Stratton, NE.

Improvements to be sold include: 1,080 rods of fence, stockwell, tower, mill, submersible pump, pressure tank, 8,000' of buried pipeline, 2 stock tanks and 187 acres of chemical spraying wheat stubble. Total Value: \$21,400.00

The electric fence, steel tanks, tower, mill, oat bales, creep feeder and portable corrals are to be considered personal property and are subject to removal by the previous lessee.

The irrigation well is owned by the School Trust and all right, title and interest shall remain with the School Trust.

The lessee elects to harvest 165 acres of fall-seeded wheat.

STIPULATION: The appraised value and contributory value to the land of the 8000' buried pipeline, now inventoried as an appraisable improvement for \$1,850.00, and all costs thereof will be depreciated and reduced at the rate of \$185.00 per year for ten (10) years commencing January 1, 2017, and ending December 31, 2026, at which time the 8,000' buried pipeline and all costs thereof will be fully depreciated, its appraised value and contributory value to the land will be zero and it will not be an appraisable improvement.

27	S2 except 3.92 acres of road along South boundary (316.08 acres, more or less)	16-02-34	\$5,229.44	December 31, 2022
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Predominant Land Use: Grassland

This tract is located 1 mile south and 3 miles east of Stratton, NE.

Improvements to be sold include: 1,130 rods of fence, stockwell in SW4SW4, steel tower, mill and submersible pump. Total Value: \$10,110.00

The 2 stock tanks, metal gates and panels are to be considered personal property and are subject to removal by the previous lessee.

The stockwell in SE4SE4 is owned by the School Trust and all right, title and interest shall remain with the School Trust.

STIPULATION: Lessee will properly dispose of any old stock tanks, mills and other unused items on this Section, at Lessee's sole and exclusive cost and expense and to the satisfaction of the Board's Field Representative, not later than December 31, 2017.

29a	S2 (320 acres, more or less)	36-02-34	\$9,001.96	December 31, 2022
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Predominant Land Use: Dryland cropland and grassland
 This tract is located 3 miles south and 6 miles east of Stratton, NE.
 Improvements to be sold include: 780 rods of fence. Total Value: \$15,840.00
 The lessee elects to harvest 107.14 acres of fall-seeded wheat.
 STIPULATION: Lessee will immediately make application to the Natural Resources Conservation Service for an EQIP contract to install terraces. 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 EQIP contract and proceed with the plan. If the terraces are installed, the Board will contribute the non-cost shared portion of the cost.

29b	N2 (320 acres, more or less)	36-02-34	\$13,862.94	December 31, 2022
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Predominant Land Use: Dryland cropland and grassland
 This tract is located 3 miles south and 6 miles east of Stratton, NE.
 There are no improvements to be sold.
 The lessee elects to harvest 278 acres of fall-seeded wheat.
 STIPULATION: Lessee will immediately make application to the Natural Resources Conservation Service for an EQIP contract to install terraces. 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 EQIP contract and proceed with the plan. If the terraces are installed, the Board will contribute the non-cost shared portion of the cost.

38	All (640 acres, more or less)	16-03-35	\$25,934.40	December 31, 2022
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Predominant Land Use: Dryland cropland and grassland
 This tract is located 4½ miles north and 1½ miles west of Stratton, NE.
 Improvements to be sold include: 860 rods of fence, stockwell, pipe and cylinder and 141 acres of chemical spraying wheat stubble. Total Value: \$10,770.00
 The pumpjack and motor, stock tank, metal panels, creep feeder and electric fence are to be considered personal property and are subject to removal by the previous lessee.

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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