

NOTICE OF LINCOLN 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 Lincoln County in North Platte, 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 28, 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 that part of NW4 lying South of Irrigation Canal (89.15 acres, more or less)	36-12-26	\$11,591.36	December 31, 2024

Predominant Land Use: Pivot irrigated cropland

This tract is located 3 miles west and 1½ miles north of Gothenburg, NE.

Improvements to be sold include: 40 rods of fence, irrigation well, pump, column and bowls complete. Total Value: \$8,000.00

The pivot, electric motor and panel are to be considered personal property and are subject to removal by the previous lessee.

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

STIPULATION: See Below.

7	N2 (351.09 acres, more or less)	36-13-26	\$24,517.58	December 31, 2024
---	---------------------------------	----------	-------------	-------------------

Predominant Land Use: Irrigated and dryland cropland and grassland

This tract is located 5 miles east and 1½ miles north of Brady, NE.

Improvements to be sold include: 1,080 rods of fence, stockwell, submersible pump, irrigation pump, column, bowls and gearhead complete, concrete pad and riser at pivot point, underground pipe and wiring from the well to the pivot point. Total Value: \$16,500.00

The pivot, diesel motor, fuel tanks, pumpjack, corrals, chute, panels and all electric fencing 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 52 acres of fall-seeded wheat.

STIPULATION: The appraised value and contributory value to the land of the concrete pad and riser at pivot point, now inventoried as an appraisable improvement for \$900.00, and all costs thereof, will be depreciated and reduced at the rate of \$150.00 per year for six (6) years commencing January 1, 2017, and ending December 31, 2022, at which time the concrete pad and riser at pivot point, 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.

13	All (640 acres, more or less)	36-10-27	\$20,224.76	December 31, 2024
----	-------------------------------	----------	-------------	-------------------

Predominant Land Use: Grassland

This tract is located 15 miles south of Brady, NE.

Improvements to be sold include: 1,440 rods of fence. Total Value: \$23,930.00

The inner well parts, submersible pump, pitless unit, all tanks and float systems are to be considered personal property and are subject to removal by the previous lessee.

The stockwell, 4,644' of underground pipeline, 2 hydrants, 2 air valves and vents are owned by the School Trust and all right, title and interest shall remain with the School Trust.

14 All 16-11-27 \$14,108.68 December 31, 2024
 (640 acres, more or less)

Predominant Land Use: Grassland

This tract is located 6 miles south of Brady, NE.

Improvements to be sold include: 1,120 rods of fence, 2 stockwells, mill and tower. Total Value: \$9,850.00

The pumpjack, motor, corrals, catch pen, chute, all small tanks and shed are to be considered personal property and are subject to removal by the previous lessee.

STIPULATION: The Board may terminate this Lease in part prior to its scheduled expiration date of December 31, 2024, only with respect to those acres lying North and West of the oil mat road, by giving at least six (6) months written notice of partial termination to the Lessee. No cause or reason for any such early partial termination shall be necessary or need be given by the Board. No part of any bonus paid for this Lease shall be refunded in the event of such early partial termination or under any other circumstances. Notwithstanding the noxious weed control provisions provided in the body of this Lease, the following stipulation shall apply regarding noxious weeds: The Board will supply the chemicals necessary to treat the noxious weeds on all of the grassland covered by this Lease, and provide detailed instructions for the chemical application. However, if the Board or its representative determines at any time, in their sole and absolute discretion, that the noxious weed problems are due to inaction or neglect on the part of the Lessee, then Lessee will furnish, at Lessee's sole and exclusive cost and expense, all chemical and the labor and equipment necessary to apply the chemicals and will apply the chemicals timely and in exact accordance with the instructions provided by the Board. Lessee will also effectively control, to the Board's satisfaction, the noxious weeds on any cropland covered by this Lease at Lessee's sole and exclusive cost and expense at all times during the term of this Lease. When necessary to apply the recommended chemical, the Lessee will provide a NE Department of Agriculture Pesticide Applicator ID number or contract with a commercial applicator to apply the chemical at Lessee's expense.

17 All 16-13-27 \$12,448.00 December 31, 2024
 (640 acres, more or less)

Predominant Land Use: Grassland

This tract is located 4 miles east and 1 mile north of Maxwell, NE.

Improvements to be sold include: 640 rods of fence, stockwell, mill, tower and 2 tanks at the well site. Total Value: \$5,560.00

All other tanks and small catch pen are owned by the School Trust and all right, title and interest shall remain with the School Trust.

STIPULATION: See Below.

18 All 36-13-27 \$14,004.40 December 31, 2024
 (640 acres, more or less)

Predominant Land Use: Grassland

This tract is located 1½ miles north of Brady, NE.

Improvements to be sold include: 1,440 rods of fence, stockwell, mill, tower and 2 tanks at well site. Total Value: \$12,370.00

The small tank, 2 tanks connected to pipeline and float systems and all high tensile fencing are to be considered personal property and are subject to removal by the previous lessee.

All underground pipeline is owned by the School Trust and all right, title and interest shall remain with the School Trust.

50 All except 10.69 acres of 16-14-29 \$14,033.62 December 31, 2024
 road
 (629.31 acres, more or less)

Predominant Land Use: Grassland

This tract is located 5 miles east and 2 miles north of North Platte, NE.

Improvements to be sold include: 1,740 rods of fence, 2 stockwells, 2 mills, 2 towers and 2 tanks. Total Value: \$19,750.00

2 small tanks and any electric fence are to be considered personal property and are subject to removal by the previous lessee.

52a That part lying West of Hwy 16-15-29 \$4,233.66 December 31, 2024
 #70-83
 (208.05 acres, more or less)

Predominant Land Use: Grassland

This tract is located 7 miles north and 4 miles east of North Platte, NE.

Improvements to be sold include: 500 rods of fence, stockwell, mill, tower and tank. Total Value: \$10,570.00

The interior fencing and catch pen are to be considered personal property and are subject to removal by the previous lessee.

52b	That part lying East of Hwy #70-83 (409.88 acres, more or less)	16-15-29	\$9,140.32	December 31, 2024
-----	---	----------	------------	-------------------

Predominant Land Use: Grassland

This tract is located 7 miles north and 4 miles east of North Platte, NE.

Improvements to be sold include: 755 rods of fence and stockwell. Total Value: \$5,070.00

The mill, tower, tank, interior fencing, corrals, loading chute and all inner well parts are to be considered personal property and are subject to removal by the previous lessee.

58	All except the 3.93 acre radar site in the SW4 of said Section and 15.21 acres of road (620.86 acres, more or less)	16-10-30	\$17,207.64	December 31, 2024
----	---	----------	-------------	-------------------

Predominant Land Use: Grassland

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

Improvements to be sold include: 960 rods of fence, 2 stockwells, 2 mills, 2 towers and 3 tanks. Total Value: \$13,500.00

The 2 small tanks at NW stockwell are to be considered personal property and are subject to removal by the previous lessee.

59a	E2 (320 acres, more or less)	36-10-30	\$8,715.60	December 31, 2024
-----	---------------------------------	----------	------------	-------------------

Predominant Land Use: Mostly grassland with some dryland cropland

This tract is located 2 miles north and 2½ miles east of Wellfleet, NE.

Improvements to be sold include: 640 rods of fence, 2 stockwells, mill, tower, submersible pump and wiring. Total Value: \$10,000.00

The tanks, corrals, metal pole sheds and panels are to be considered personal property and are subject to removal by the previous lessee.

STIPULATION: See Below.

60	All except 11.26 acres of Hwy 83 (628.74 acres, more or less)	16-11-30	\$14,105.60	December 31, 2024
----	---	----------	-------------	-------------------

Predominant Land Use: Grassland

This tract is located 14 miles south of North Platte, NE.

Improvements to be sold include: 1,390 rods of fence, corrals and lot fencing, house, garage, domestic/livestock well, submersible pump, cistern with underground pipe to hydrant and tank with float systems and 2,200' of buried waterline from farmstead to hydrant with 2 tanks in cross fence. Total Value: \$35,360.00

All other buildings, fuel tanks and feed bunks are to be considered personal property and are subject to removal by the previous lessee.

62	All except 11.31 acres of Hwy #83 along the West boundary (628.69 acres, more or less)	16-12-30	\$56,144.24	December 31, 2024
----	--	----------	-------------	-------------------

Predominant Land Use: Irrigated and dryland cropland and grassland

This tract is located 7 miles south of North Platte, NE.

Improvements to be sold include: 1,750 rods of fence, submersible well, submersible pump, pressure tank, cistern, house, garage/barn, 2 pumps, columns and bowls, gearheads, electric motor, panel, stand and terminal box, 1,500' electric line, concrete pads, transformer, meter loop and box, 2,350' of underground pipeline, 2 tanks with float systems and hydrant. Total Value: \$104,565.00

The 2 center pivot systems, diesel motor, check valves, fuel and propane tanks, bins and other outbuildings are to be considered personal property and are subject to removal by the previous lessee.

The 2 irrigation wells are owned by the School Trust and all right, title and interest shall remain with the School Trust.

STIPULATION: The appraised value and contributory value to the concrete pads, transformer, meter loop and box inventoried as appraisable improvements for \$4,675.00, and all costs thereof will be fully depreciated at the expiration or termination of this Lease, at which time the appraised value and contributory value to the land of the concrete pads, transformer, meter loop and box will be zero and they will not be appraisable improvements. 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.

67	All (640 acres, more or less)	16-15-30	\$14,182.80	December 31, 2024
----	----------------------------------	----------	-------------	-------------------

Predominant Land Use: Grassland
 This tract is located 8 miles north of North Platte, NE.
 Improvements to be sold include: 800 rods of fence, stockwell, tower, mill and tank. Total Value: \$8,370.00
 The 160 rods of fence along North line are owned by the School Trust and all right, title and interest shall remain with the School Trust.

71	All (640 acres, more or less)	16-09-31	\$14,093.60	December 31, 2024
----	----------------------------------	----------	-------------	-------------------

Predominant Land Use: Grassland
 This tract is located 6 miles west of Wellfleet, NE.
 Improvements to be sold include: 840 rods of fence, stockwell and tank. Total Value: \$9,020.00
 The 480 rods of high tensile cross fencing, mill, tower and small tank are to be considered personal property and are subject to removal by the previous lessee.

83a	That part lying East of Hwy #97 (545.46 acres, more or less)	16-16-31	\$11,650.54	December 31, 2024
-----	--	----------	-------------	-------------------

Predominant Land Use: Grassland
 This tract is located 14 miles north and 5 miles west of North Platte, NE.
 Improvements to be sold include: 855 rods of fence, 2 stockwells, 2 mills, 2 towers and 2 tanks. Total Value: \$10,540.00

83b	That part lying West of Hwy #97 (79.44 acres, more or less)	16-16-31	\$1,826.72	December 31, 2024
-----	---	----------	------------	-------------------

Predominant Land Use: Grassland
 This tract is located 14 miles north and 5 miles west of North Platte, NE.
 Improvements to be sold include: 394 rods of fence. Total Value: \$2,050.00
 STIPULATION: See Below.

103b	N2 (320 acres, more or less)	16-10-33	\$7,136.00	December 31, 2024
------	---------------------------------	----------	------------	-------------------

Predominant Land Use: Grassland
 This tract is located 3 miles east of Wallace, NE.
 Improvements to be sold include: 320 rods of fence. Total Value: \$1,600.00

STIPULATION: (applicable to Tracts #5, 17, 59a and 83b): 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.

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

MARK COOPER, FIELD REPRESENTATIVE
PO Box 1081
North Platte, NE 69103
TELEPHONE: 308/532-3820
CELLULAR: 308/530-2962

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