

NOTICE OF LOUP 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 Loup County in Taylor, Nebraska, the following educational lands within said County:

DATE: November 30, 2016

TIME: 9:30 a.m.

In the event of inclement weather and/or bad roads, the Board's Field Representative may postpone the sale until December 7, 2016, at 9:30 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>
3	All that part lying South and West of paved road (338.66 acres, more or less)	16-22-17	\$10,312.20	December 31, 2024

Predominant Land Use: Grassland

This tract is located approximately 12 miles northwest of Burwell, Nebraska on South Calamus Dam Road. Improvements to be sold include: 800 rods of fence, steel tower, mill, 2 stock tanks and overflows, pipe, rod and cylinder. Total Value: \$8,450.00

The fence panels and 2 autogates are to be considered personal property and are subject to removal by the previous lessee.

The stockwell is owned by the School Trust and all right, title and interest shall remain with the School Trust. Road fence on NE boundary is owned by the Bureau of Reclamation.

6	All (640 acres, more or less)	36-23-17	\$21,432.52	December 31, 2024
---	----------------------------------	----------	-------------	-------------------

Predominant Land Use: Grassland

This tract is located approximately 10 miles northwest of Burwell, NE.

Improvements to be sold include: 1,420 rods of fence. Total Value: \$8,900.00

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

9	All that part lying between County Road & North Loup River (173.42 total acres + accretions)	16-21-18	\$5,409.32	December 31, 2024
---	---	----------	------------	-------------------

Predominant Land Use: Grassland

This tract is located 1½ miles north and 1 mile west of Taylor, NE.

Improvements to be sold include: 1,120 rods of fence, stockwell, steel tower and mill. Total Value: \$7,500.00

The steel gates and boat dock are to be considered personal property and are subject to removal by the previous lessee.

11	All (640 acres, more or less)	16-22-18	\$19,488.00	December 31, 2024
----	----------------------------------	----------	-------------	-------------------

Predominant Land Use: Grassland

This tract is located 7 miles north and 1 mile west of Taylor, NE.

Improvements to be sold include: 1,000 rods of fence, 2 stockwells, 2 steel towers, 2 mills and 2 bottomless tanks. Total Value: \$10,600.00

12	All (640 acres, more or less)	36-22-18	\$19,730.36	December 31, 2024
----	----------------------------------	----------	-------------	-------------------

Predominant Land Use: Grassland and a small amount of dryland cropland

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

Improvements to be sold include: 1,360 rods of fence, 2 stockwells, 2 steel towers and 2 mills. Total Value: \$12,500.00

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

17a	N2 (320 acres, more or less)	16-21-19	\$11,834.20	December 31, 2024
-----	---------------------------------	----------	-------------	-------------------

Predominant Land Use: Grassland

This tract is located 2 miles south of Almeria, NE.

Improvements to be sold include: 720 rods of fence, stockwell, submersible pump and motor, pressure system with controller and 2 bottomless tanks with floats. Total Value: \$19,000.00

The portable shed is to be considered personal property and is subject to removal by the previous lessee.

STIPULATION: No grazing will be allowed on any of the lands covered by this Lease in 2017 until October 15.

Lessee will submit annually to the Field Representative for the Board of Educational Lands and Funds a written grazing plan satisfactory to the Board for use of this Lease, specifying the stocking rates and grazing dates, which must be approved by the Field Representative in writing prior to the commencement of grazing each year and must be followed by Lessee.

17b	S2 (320 acres, more or less)	16-21-19	\$17,620.06	December 31, 2024
-----	---------------------------------	----------	-------------	-------------------

Predominant Land Use: Grassland and pivot irrigated cropland

This tract is located 2½ miles south of Almeria, NE.

Improvements to be sold include: 760 rods of fence, stockwell, mill and steel tower. Total Value: \$6,800.00

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

18	W2 and SE4 (480 acres, more or less)	36-21-19	\$14,942.26	December 31, 2024
----	---	----------	-------------	-------------------

Predominant Land Use: Grassland

This tract is located 5 miles west and 1 mile south of Taylor, NE.

Improvements to be sold include: 1,060 rods of fence and stockwell. Total Value: \$18,000.00

The solar submersible system, all steel bottom stock tanks, steel tower and mill are to be considered personal property and are subject to removal by the previous lessee.

STIPULATION: 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. 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.

20	All except 4.43 acres of County Road (635.57 acres, more or less)	36-22-19	\$19,353.12	December 31, 2024
----	---	----------	-------------	-------------------

Predominant Land Use: Grassland

This tract is located approximately 8 miles northwest of Taylor, NE.

Improvements to be sold include: 640 rods of fence, 2 stockwells, steel tower and mill. Total Value: \$9,150.00

The 2 stock tanks and solar submersible system are to be considered personal property and are subject to removal by the previous lessee.

24b All that part of NE4NE4 lying 36-24-19 \$126.20 December 31, 2024
 NE of Hwy 183
 (12.62 acres, more or less)

Predominant Land Use: Road side park

This tract is located approximately 17 miles northwest of Taylor, Nebraska on Hwy #183.

Improvements to be sold include: Stockwell. Total Value: \$1,550.00

The picnic shelter, outhouse, all signs and markers and ornamental windmill are to be considered personal property and are subject to removal by the previous lessee.

25 All 16-21-20 \$16,640.00 December 31, 2024
 (640 acres, more or less)

Predominant Land Use: Grassland

This tract is located 13 miles west and 1 mile north of Taylor, NE.

Improvements to be sold include: 880 rods of fence, 3 stockwells, 3 steel towers, 3 mills and 3 bottomless tanks. Total Value: \$18,500.00

STIPULATION: Prior to January 1, 2019, the cedar tree piles from mechanical cedar tree removal must be burned at Lessee's sole and exclusive cost and expense, and to the Field Representative's satisfaction.

26 All 16-22-20 \$19,877.22 December 31, 2024
 (640 acres, more or less)

Predominant Land Use: Grassland

This tract is located approximately 8 miles northwest of Taylor, NE.

Improvements to be sold include: 800 rods of fence, stockwell, steel tower, mill and bottomless tank. Total Value: \$9,150.00

The stock tank, electric motor and pumpjack are to be considered personal property and are subject to removal by the previous lessee.

27 All except 4.22 acres of Hwy 36-22-20 \$19,237.70 December 31, 2024
 ROW
 (635.78 acres, more or less)

Predominant Land Use: Grassland

This tract is located 3 miles west of Amelia, NE.

Improvements to be sold include: 1,280 rods of fence, stockwell, submersible pump and pressure system and 2 bottomless tanks with overflows. Total Value: \$21,700.00

The 320 rods of road fence on south side of tree shelterbelt, all steel towers and mills are to be considered personal property and are subject to removal by the previous lessee.

30 All 16-24-20 \$15,008.00 December 31, 2024
 (640 acres, more or less)

Predominant Land Use: Grassland

This tract is located approximately 9 miles south and 6 miles west of Rose, NE.

Improvements to be sold include: 480 rods of fence, 2 stockwells and 2 bottomless tanks. Total Value: \$5,600.00

The 320 rods of boundary electric fence along east side, hydrants with enclosures and floats are to be considered personal property and are subject to removal by the previous lessee.

The buried water line is owned by the School Trust and all right, title and interest shall remain with the School Trust.

STIPULATION: 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.

For further information contact:

BOARD OF EDUCATIONAL LANDS AND FUNDS

JIM JANDA, FIELD REPRESENTATIVE
PO Box 302
Cairo, NE 68824
TELEPHONE: 308/452-3144
CELLULAR: 308/452-3936

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