

NOTICE OF SHERMAN 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 Sherman County in Loup City, Nebraska, the following educational lands within said County:

DATE: November 29, 2016

TIME: 2:00 p.m.

In the event of inclement weather and/or bad roads, the Board's Field Representative may postpone the sale until December 6, 2016, at 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.

<u>TRACT</u>	<u>DESCRIPTION</u>	<u>SEC.TWP.RGE</u>	<u>2017 RENTAL</u>	<u>LEASE EXPIRATION</u>
1	N2 (320 acres, more or less)	36-13-13	\$13,426.10	December 31, 2024

Predominant Land Use: Grassland and dryland cropground  
 This tract is located 3 miles west and 1 mile south of Boelus, NE.  
 Improvements to be sold include: 1,010 rods of fence, submersible pump, pipe and wire. Total Value: \$12,200.00  
 The submersible pump, pipe on west well, wire, stock tanks, steel panels and gates, electric fence and cross fence are to be considered personal property and are subject to removal by the previous lessee.  
 The 2 stockwells are owned by the School Trust and all right, title and interest shall remain with the School Trust.  
 The lessee elects to harvest 35 acres of fall-seeded wheat.

4	SW4 (160 acres, more or less)	36-13-14	\$6,824.00	December 31, 2024
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Predominant Land Use: Grassland  
 This tract is located 3 miles west and 3½ miles south of Rockville, NE.  
 Improvements to be sold include: 320 rods of fence, stockwell, tower and mill. Total Value: \$4,800.00  
 All stock tanks are to be considered personal property and are subject to removal by the previous lessee.

5	Govt Lot 3 and all accretions thereto, NE4SE4 and E2NE4 except the 9.08 acre surveyed residential acreage and improvement site in NE4NE4 (144.62 acres, more or less, plus accretions)	26-14-14	\$6,502.26	December 31, 2024
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Predominant Land Use: Dryland cropground, timbered pasture with approximately ¼ mile Middle Loup River frontage. Hunting and other recreational potential.  
 This tract is located 3 miles northwest of Rockville, NE.  
 Improvements to be sold include: 550 rods of fence. Total Value: \$7,100.00  
 The culverts and 90 rods of fence along accretion are to be considered personal property and are subject to removal by the previous lessee.

6	N2NW4 and Govt Lots 1, 2 and 3 and all accretions thereto (222.10 acres, more or less, plus accretions)	36-14-14	\$7,357.46	December 31, 2024
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Predominant Land Use: Timbered pasture with approximately 1 mile Middle Loup River frontage. Hunting and other recreational potential.  
 This tract is located 2½ miles northwest of Rockville, NE.  
 Improvements to be sold include: 648 rods of fence. Total Value: \$8,100.00

8a	NW4 (160 acres, more or less)	36-15-14	\$7,889.96	December 31, 2024
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Predominant Land Use: Dryland cropground and grassland  
 This tract is located 4 miles west and 1 mile south of Ashton, NE.  
 Improvements to be sold include: 560 rods of fence, stockwell, submersible pump with pipe and wire. Total Value: \$5,400.00  
 The stock tanks are to be considered personal property and are subject to removal by the previous lessee.

8b	SW4 (160 acres, more or less)	36-15-14	\$8,679.60	December 31, 2024
<p>Predominant Land Use: Dryland croppground and grassland  This tract is located 4 miles west and 1½ miles south of Ashton, NE.  Improvements to be sold include: 400 rods of fence. Total Value: \$1,050.00  All bales are to be considered personal property and are subject to removal by the previous lessee.</p>				
9	S2SE4 (80 acres, more or less)	36-13-15	\$12,338.00	December 31, 2024
<p>Predominant Land Use: Pivot irrigated croppground  This tract is located 5 miles east and 3 miles south of Hazard, NE.  There are no improvements to be sold.</p>				
12a	W2NW4 (84.72 acres, more or less)	16-16-15	\$4,777.90	December 31, 2024
<p>Predominant Land Use: Dryland croppground and grassland  This tract is located 6 miles northwest of Loup City, NE.  Improvements to be sold include: 454 rods of fence. Total Value: \$3,000.00  The stock tank and pump are to be considered personal property and are subject to removal by the previous lessee.</p>				
12b	SW4 (165.26 acres, more or less)	16-16-15	\$8,916.06	December 31, 2024
<p>Predominant Land Use: Dryland croppground and grassland  This tract is located 6 miles northwest of Loup City, NE.  Improvements to be sold include: 630 rods of fence. Total Value: \$6,000.00</p>				
13a	N2 except 2.79 acre canal in SW4NW4 and except 2.07 acres of Hwy 58 (315.14 acres, more or less)	36-16-15	\$15,252.78	December 31, 2024
<p>Predominant Land Use: Grassland  This tract is located 2½ miles north of Loup City, NE.  Improvements to be sold include: 720 rods of fence, corrals, cistern, steel tower, mill, rod, pipe and cylinder.  Total Value: \$8,550.00  The steel tower, mill, pipe and cylinder in NW well, all stock tanks, all metal gates, panels and post on catch pen addition are to be considered personal property and are subject to removal by the previous lessee.  The 2 stockwells are owned by the School Trust and all right, title and interest shall remain with the School Trust.  STIPULATION: See Below.</p>				
13b	SE4 (160 acres, more or less)	36-16-15	\$7,744.00	December 31, 2024
<p>Predominant Land Use: Grassland  This tract is located 2 miles north of Loup City, NE.  Improvements to be sold include: 240 rods of fence, stockwell, steel tower and mill. Total Value: \$4,600.00  The 80 rods of west fence and all stock tanks are to be considered personal property and are subject to removal by the previous lessee.  STIPULATION: See Below.</p>				
16	SW4 except 2.84 acres of County Road (157.16 acres, more or less)	16-14-16	\$8,249.48	December 31, 2024
<p>Predominant Land Use: Grassland and dryland croppground  This tract is located 1½ miles north of Litchfield, NE.  Improvements and crops to be sold include: 660 rods of fence, submersible pump and motor, pressure system, 1,405' buried waterline and 45 acres of alfalfa. Total Value: \$17,600.00  The mill, tower and stock tanks are to be considered personal property and are subject to removal by the previous lessee.  The lessee elects to harvest 30 acres of rye.</p>				

17	All except 9.98 acres of Hwy. 92 ROW (630.02 acres, more or less)	16-15-16	\$30,733.58	December 31, 2024
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Predominant Land Use: Grassland

This tract is located 10 miles west of Loup City, NE.

Improvements to be sold include: 1,440 rods of fence, stockwell, submersible pump, pressure system, tire tank and 2 stock dams. Total Value: \$13,700.00

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

19	W2 (320 acres, more or less)	16-16-16	\$15,391.20	December 31, 2024
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Predominant Land Use: Grassland

This tract is located 10 miles west and 5 miles north of Loup City, NE.

Improvements to be sold include: 560 rods of fence, 2 stockwells, pumpjack and electric motor, solar submersible system and 2 stock dams. Total Value: \$9,500.00

STIPULATION: See Below.

STIPULATIONS: (applicable to Tracts #13a, 13b and 19) 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.

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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