

NOTICE OF EDUCATIONAL LAND SALE

Notice is hereby given that an authorized agent of the Board of Educational Lands and Funds of the State of Nebraska (the Board) will offer for sale at public auction on the day and time set forth below, at the Cherry County Treasurer's Office in Valentine, Nebraska, the following listed educational lands within said County.

DATE: June 10, 2019

TIME: 1:00 p.m.

PREDOMINANT LAND USE: A perpetual access easement, which shall run with the land, to the Successful Bidder (herein "Grantee"), and all future successors, assigns, lessees, licensees, and permittees of such access easement (herein "Grantee's other parties") which shall be restricted solely to providing the Grantee and Grantee's other parties, ingress and egress over and across said easement in the Southwest Quarter of the Northeast Quarter (SW4NE4) of Section 4, T31N, R30W, Cherry County, Nebraska. Furthermore, the access easement shall not provide Grantee, or Grantee's other parties, with access to any additional lands for which ingress to or egress from such additional lands could be obtained by traveling over or through the lands Grantee's legally described in this paragraph. The non-exclusive, perpetual easement right, which shall run with the land, shall restrict all future successors, assigns, lessees, licensees, and permittees (herein "Grantee other parties") to a non-exclusive, perpetual right to use the access easement for ingress to and egress from that part of SE4 east of the highway, of Section 4, T31N, R30W of the 6th P.M., Cherry County, Nebraska, only.

LEGAL DESCRIPTION: A non-exclusive, perpetual access easement as described above located in Section 4, Township 31 North, Range 30 West of the 6th P.M., Cherry County, Nebraska, more particularly described as follows:

The WEST 100 feet of the EAST 1937.7 feet of the SOUTH 450 feet of the SW1/4 of the NE1/4 of said Section 4, lying easterly of and adjacent to the easterly right-of-way line of the Ainsworth Canal, containing 1.03 acres, more or less.

LOCATION: Approximately 20 miles south of Valentine, Nebraska on Nebraska Highway #97.

BEGINNING BID PRICE: \$5,000.00 which is not less than the appraised value plus the cost of advertising of \$554.61.

ADDITIONAL REQUIREMENTS: Settlement for the easement shall be made by paying not less than twenty-percent (20%) of the purchase price at the time of the sale and the balance shall be payable within 90 days after the date of the sale. This easement will be sold to the highest bidder, subject to the right of the Board to reject any and all bids, and sale of the easement will not be final until confirmed by the Board. The Board will intend to consider confirmation as soon as possible. The easement will be conveyed by a document titled Perpetual Easement signed by a representative of the Board and the Governor and Secretary of State of the State of Nebraska, subject to all easements, restrictions, reservations, rights-of-way and other matters of record and all public roads, and the Board shall retain all salt springs, coal, oil, minerals, artifacts, fossils and other natural resources on, over, or contained in the land. If the high bidder fails to pay the purchase price in full within 90 days after the date of the sale, the high bidder's rights under the sale, including all payments made, shall be forfeited by the Board.

Notwithstanding the foregoing, the Board shall never be obligated to contribute to the cost of construction or maintenance of the road easement.

REAL ESTATE TAXES: The Board will continue to pay all real estate taxes.

POSSESSION: The purchaser shall receive non-exclusive, perpetual possession upon, but not before, confirmation of the sale by the Board and full payment by the purchaser for the perpetual easement. The easement property is part of property leased by the Board under lease #110619-20 (Plat No. 134C).

All payments to the Board of Educational Lands and Funds must be made by bank draft, cashier's check, certified check or money order. Personal checks will not be accepted.

All sales of educational land at public auction are considered to be non-revocable offers which only upon confirmation by the Board of Educational Lands and Funds shall become binding contracts.

For further information contact:

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