

NOTICE OF CHERRY COUNTY EDUCATIONAL LAND AUCTION

Notice is hereby given that an authorized agent of the Board of Educational Lands and Funds of the State of Nebraska "BELF" will offer at public auction the right to enter into a land exchange on the day and time set forth below, at the Mid Plains Community College, Valentine Nebraska. Such exchange involves the following listed educational lands within the County.

DATE: May 26, 2026

TIME: 10:00 a.m.

It is the intent of the School Trust to perform such exchange by transferring the property legally described below to the Successful Bidder (herein referred to as "Successful Bidder") at the auction. The exchange shall be conducted in accordance with Section 72-253(2) of the Nebraska Statutes. The closing of the exchange will take place on or before June 26, 2026.

PREDOMINANT LAND USE: Rangeland and Homesite

DESCRIPTION: N1/2 of Section Sixteen (16), Township Thirty-one (31) North, Range Twenty-seven (27) West of the 6th PM, except any portion taken for canal and road purposes, Cherry County, Nebraska,

And EXCEPT ANY AND ALL SALT SPRINGS, COAL, OIL, MINERALS, ARTIFACTS, FOSSILS AND OTHER NATURAL RESOURCES ON OR CONTAINED IN THE LAND, WHICH ARE RESERVED BY AND TO THE STATE OF NEBRASKA BOARD OF EDUCATIONAL LANDS AND FUNDS AS PROVIDED BY LAW,

LOCATION: Approximately 17 miles south of Valentine, NE.

BEGINNING BID PRICE: \$445,000.00 plus the cost of improvements and advertising.

IMPROVEMENTS: In the event that the current lessee is not the Successful Bidder, the Successful Bidder must pay the current lessee the value of the improvements on the exchanged land. The improvements are: house, calving shed, cattle barn, shop/garage, storm cellar, corrals, domestic well, pump & pressure tank, misc. bldgs., 880 rods of fence, well, mill, tower and tank. The total value of the improvements is \$245,000.00. The value of such improvements owned by the current lessee shall be added to the amount payable by the Successful Bidder (if the successful bidder is not the current lessee). The portable granary, metal granary, portable shed with electric and portable garden shed on the property are considered to be personal property and are subject to removal by the previous lessee. All improvements affixed to the land which are not listed above will pass to the purchaser of the land.

In order to be eligible to bid on the above land included in this exchange, a party must present to a representative of BELF prior to making any bid, a down payment of twenty-percent (20%) (\$89,000.00) of the beginning bid price. The balance of the successful bid price shall be due and payable on or before June 26, 2026. The twenty-percent (20%) down payment must be made by bank draft, cashier's check, certified check, or money order made payable to the Board of Educational Lands and Funds. The final payment due at closing must be made by wire transfer or good funds, as provided in the Ag Exchange Agreement. Personal checks will not be accepted. The real estate will be conveyed by Quitclaim Deed signed by a representative of BELF, the Governor and the Secretary of State of the State of Nebraska free and clear of all liens and encumbrances, but subject to all easements, restrictions, reservations, rights-of-way, and other matters of record, and all public roads. As required by the Nebraska Constitution, 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 Successful Bidder fails to pay the purchase price in full on or before June 26, 2026, the Board may enforce the contract or may declare the agreement null and void, and the Successful Bidder's rights under the Ag Exchange Agreement, including all payments made prior to closing, shall be forfeited as liquidated damages to the Board.

ADDITIONAL REQUIREMENTS: The Successful Bidder shall execute an Ag Exchange Agreement with BELF to facilitate the land exchange. **Copies of the Ag Exchange Agreement may be obtained prior to the sale by calling Kelly Sudbeck at the BELF office (402-471-2014). Please obtain and carefully review a copy of the Agreement prior to the auction.**

REAL ESTATE TAXES: The Board will pay the real estate taxes for 2025 and all prior years. Real estate taxes for 2026 and subsequent years shall be the sole responsibility of the Successful Bidder.

CLOSING AND POSSESSION: The Successful Bidder shall receive a Quitclaim Deed of the Exchanged property on the date of closing, and shall receive possession of the real estate at closing.

All exchanges of educational land at public auction are considered to be non-revocable offers which have received pre-auction confirmation, provided the Successful Bidder bids an amount equal to or excess of the beginning bid price.

For further information contact:

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