

NOTICE OF POLK 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 Polk County in Osceola, Nebraska, the following educational lands within said County:

DATE: February 6, 2025

TIME: 11:00 a.m.

In the event of inclement weather and/or bad roads, the Board’s Field Representative may postpone the sale until February 12, 2025, at 11:00 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.

TRACT	DESCRIPTION	SEC.TWP.RGE	2025 RENTAL	LEASE EXPIRATION
2-Cb	W½SW¼ (80 acres, more or less)	32-15-03W	\$25,000.00	December 31, 2032

Predominant Land Use: Dryland cropland and gravity irrigated cropland

This tract is located 5 miles south and 2 miles west of Silver Creek, NE.

Improvements to be sold include: Irrigation motor and panel, pump head, discharge tube, and column. Total Value: \$15,600.00

Personal Property Items: Pump bowls and gated pipe.

Trust Owned Improvements: Irrigation well.

STIPULATION: The Board intends to convert this lease to pivot irrigation. The Board will pay the cost for land shaping, electrical control wires to the pivot point, underground water pipelines. Lessee will furnish and provide the electric motor, the pump complete, including the head, bowls and column, the center pivot system and concrete pad, the flow meters installed to manufacturer specifications, and all other items and things not listed above, that are necessary to pivot irrigate this land. Lessee will remove the pump from the well. The pump bowls are the property of the previous Lessee and the column, pump head and discharge tube the property of the applicant. The Lessee must comply with the Rules and Regulations of the Nebraska Ground Water Management and Protection Act. The Lessee will sign and follow a conservation plan with the NRCS, file an annual groundwater use report and must certify all irrigated acres with the Central Platte NRD. The advertised 2025 rent is based on the current system of gravity irrigation by well. When the pivot development is completed in whole or in part, rent will be adjusted according to the Board’s rental schedule for that year and the actual irrigated acreage. The Lessee will not be entitled to any damages due to delays in completion of the aforementioned work. The Lessee will be responsible for removing the pump in the irrigation wells, if necessary. The pumps complete, including the head, bowls, and column, flow meters, electric motors and panels will be classified as appraisable improvements owned by Lessee. The center pivot system will be classified as removable personal property owned by the Lessee. The concrete pads will be paid for by Lessee, and will be fully depreciated, no value, at the end of this lease.

Any item(s) listed above as “personal property” are subject to removal by the previous lessee. All right, title and interest in any items listed as “Trust owned”, shall remain with the School Land Trust.

To be eligible to bid on a school land lease, you must be able to contract in accordance with Nebraska Law and have deposited with a representative of the Board, or with the County Treasurer of the County in which the land is located, a bank draft, cashier’s check, certified check or money order made payable to the Board of Educational Lands and Funds equal to the 2025 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 subject to Board approval, to the party bidding the highest 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 covering the entire term of the lease.

All sales of educational land leases at public auction are non-revocable offers from the bidder, which shall become binding contracts only upon acceptance and approval by the Board of Educational Lands and Funds. Leases will be effective January 1, 2025, 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 form 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 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 successful bidder 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 successful bidder 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.

Rental is subject to change by the Board semi-annually at any time during the term of the lease.

Your attendance at this auction is at your own risk. The Board of Educational Lands and Funds shall not be liable for any exposure to, or contraction of, any illness or injury. The Board of Educational Lands and Funds reserves the right to restrict attendance at this auction.

For further information contact:

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