

NOTICE OF BOX BUTTE 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 KNIGHT MUSEUM AND SANDHILLS CENTER, 908 Yellowstone Avenue in Alliance, Nebraska, the following educational lands within said County:

DATE: November 12, 2026 TIME: 10:00 a.m. MT

In the event of inclement weather and/or bad roads, the Board’s Field Representative may postpone the sale until November 17, 2026, at 10:00 a.m. MT 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	2027 RENTAL	LEASE EXPIRATION
7	All except 3.32 acres of road along North boundary (636.68 acres, more or less)	16-27-47	\$21,441.74	December 31, 2033

Predominant Land Use: Dryland cropground and grassland
This tract is located 12 miles east of Hemingford, NE.
Improvements to be sold include: Stockwell, Quonset and pole barn. Total Value: \$3,000.00
Personal Property Items: 640 rods of fence, all interior fence, all corrals, all electric fence, submersible pump, drop pipe and all electric hookups at well in NW4NW4, all metal cattle panels and all stock tanks.
The lessee has elected to harvest 149 acres of fall-seeded wheat. Amount of 2027 rent to be refunded: \$5,662.00
STIPULATION: At the expiration or termination of this Lease, the Quonset and Pole Barn currently listed as appraisable improvements with a total current value of \$3,000.00, will be deemed fully depreciated, their appraised value and contributory value to the land will be zero, and they will become personal property removable items owned by the lessee. 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.

9	All (640 acres, more or less)	16-28-47	\$9,472.00	December 31, 2034
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Predominant Land Use: Grassland
This tract is located 20 miles north and 3 miles east of Alliance, NE.
Improvements to be sold include: 800 rods of fence. Total Value: \$5,900.00
STIPULATION: See below.

18	All (640 acres, more or less)	16-28-48	\$14,854.40	December 31, 2034
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Predominant Land Use: Grassland and dryland cropground
This tract is located 5 miles north and 6 miles east of Hemingford, NE.
Improvements to be sold include: 940 rods of fence, 2 stockwells, steel tower, mill and tire tank. Total Value: \$13,400.00
Personal Property Items: Steel stock tank, 340 rods of fence, all electric fence and solar system complete at SE4SW4 well.

28	S½ (320 acres, more or less)	16-28-49	\$8,659.32	December 31, 2034
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Predominant Land Use: Dryland cropground and grassland
This tract is located 5 miles north and 1 mile east of Hemingford, NE.
Improvements to be sold include: 590 rods of fence. Total Value: \$3,200.00
The lessee has elected to harvest 149 acres of fall-seeded wheat. Amount of 2027 rent to be refunded: \$5,740.00

36a	W½ except approximately 2.58 acres of Nebraska Hwy 2 along North line (317.42 acres, more or less)	16-27-50	\$10,828.00	December 31, 2033
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Predominant Land Use: Dryland cropground

This tract is located 4 miles west of Hemingford, NE.

Improvements to be sold include: Stockwell and 92 acres of chemically sprayed wheat stubble. Total Value: \$4,400.00

Personal Property Items: 390 rods of fence, drop pipe, submersible pump, all electric hook-ups and all electric fence.

The lessee has elected to harvest 203.80 acres of fall-seeded wheat. Amount of 2027 rent to be refunded: \$7,500.90

36b	E½ except approximately 3.84 acres of Nebraska Hwy 2 along North line (316.16 acres, more or less)	16-27-50	\$9,783.08	December 31, 2033
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Predominant Land Use: Dryland cropground and grassland

This tract is located 4 miles west of Hemingford, NE.

Improvements to be sold include: 480 rods of fence, stockwell, wood tower, mill and 62 acres of chemically sprayed wheat stubble. Total Value: \$9,400.00

Personal Property Items: 2 stock tanks.

The lessee has elected to harvest 187 acres of fall-seeded wheat. Amount of 2027 rent to be refunded: \$7,195.00

37	All (640 acres, more or less)	36-27-50	\$106,677.20	December 31, 2033
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Predominant Land Use: Pivot irrigated cropground and dryland cropground

This tract is located 3 miles south and 1 mile west of Hemingford, NE.

Improvements and growing crops to be sold include: Stockwell in NW corner of NW¼NE¼ and 266 acres of pivot irrigated wheat. Total Value: \$32,200.00

Personal Property Items: 4 sets of columns, bowls and discharge heads, 4 electric motors with control panels and wiring, 4 center pivot systems and control panels, 4 flow meters, 4 chemigation tanks and valves, drop pipe, submersible pump and wiring in well in NW corner of NW¼NW¼.

Trust Owned Improvements: 4 irrigation wells, 3 stockwells, 4 concrete pivot pads, all buried electric line and buried waterline.

The lessee has elected to harvest 112 acres of fall-seeded wheat. Amount of 2027 rent to be refunded: \$3,496.00

50	All (640 acres, more or less)	16-28-51	\$8,338.16	December 31, 2034
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Predominant Land Use: Grassland

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

Improvements to be sold include: 480 rods of fence. Total Value: \$3,700.00

STIPULATION: See below.

61	E½ (320 acres, more or less)	21-26-52	\$5,596.80	December 31, 2034
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Predominant Land Use: Grassland

This tract is located 7 miles south and 16 miles west of Hemingford, NE.

Improvements to be sold include: 560 rods of fence. Total Value: \$3,800.00

67	All (640 acres, more or less)	16-28-52	\$10,032.10	December 31, 2034
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Predominant Land Use: Grassland

This tract is located 5 miles north and 16 miles west of Hemingford, NE.

Improvements to be sold include: 360 rods of fence. Total Value: \$2,800.00

Personal Property Items: 720 rods of interior and cross fence.

STIPULATION: See below.

An easement for ROW located in Section 3, 9 and 10 of 28-52W, connecting the School Trust Land to the County Road, is provided by the Board.

68	All (640 acres, more or less)	36-28-52	\$22,446.70	December 31, 2034
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Predominant Land Use: Dryland cropground and grassland
This tract is located 2 miles north and 13 miles west of Hemingford, NE.
Improvements to be sold include: 860 rods of fence, stockwell and 113 acres of chemically sprayed wheat stubble. Total Value: \$10,100.00
Personal Property Items: All electric fence, all stock tanks, corrals and all metal cattle panels, steel continuous fence, solar pumping system including solar panels, drop pipe, submersible pump and all wiring.
The lessee has elected to harvest 337 acres of fall-seeded wheat. Amount of 2027 rent to be refunded: \$12,492.50

STIPULATION (applicable to Tracts #9 and 50 and 67): The Board may terminate this Lease, in whole or in part, 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.

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 2027 rental of said tract. Said rental deposit may be submitted at any time until the Lease 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, 2027, 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.

The Lessee making each election to harvest fall-seeded crops will pay the 2027 rent on those acres. In the event of such election, the successful bidder, if other than the previous Lessee, will receive a refund of 2027 rent equal to the amount so paid by the previous Lessee.

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:

PAT SPEIRS
FIELD REPRESENTATIVE
Chadron, NE 69337
PHONE: 308/638-4472
CELL: 308/760-6334

SHELLY TROJAN
AG LEASE ADMINISTRATOR
555 North Cotner Blvd.
Lincoln, NE 68505
PHONE: (402) 471-3144

Visit belf.nebraska.gov

