

**NOTICE OF BUTLER COUNTY SCHOOL LAND LEASE SALE  
PIVOT IRRIGATED QUARTER OFFERED**

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 Kobza Home and Ag Real Estate Office at 216 N. 4<sup>th</sup> Street, David City, Nebraska, the following educational lands within said County:

DATE: November 8, 2022

TIME: 10:00 a.m.

In the event of inclement weather and/or bad roads, the Board's Field Representative may postpone the sale until November 23, 2022, at 10:00 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.

<u>TRACT</u>	<u>DESCRIPTION</u>	<u>SEC.TWP.RGE</u>	<u>2023 RENTAL</u>	<u>LEASE EXPIRATION</u>
2-A & 2-B	All that part of S½SE¼ including all that part lying South of Blue River and approximately 10-acre tract North of Blue River in Section 17 and all that part of NE¼ lying South of Blue River except and excluding a building site in (158.34 acres, more or less)	20-13-02E	\$59,068.48	December 31, 2027

Predominant Land Use: 118.21 acres of pivot irrigated cropland and 32.19 acres of dryland cropland  
This tract is located 1 mile northwest of Ulysses, NE.

Improvements to be sold include: Irrigation pump, column, electric motor, and control panel. Total Value: \$17,000.00

Personal Property Items: Pivot irrigation system.

Trust Owned Improvements: Irrigation well, all underground wiring, pipeline and all drain tile.

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 2023 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, 2023, 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:

BOARD OF EDUCATIONAL LANDS AND FUNDS

CHRIS KOZISEK, FIELD REPRESENTATIVE  
415 N. 15<sup>th</sup> Street  
David City, NE 68632  
TELEPHONE: 402/367-0260  
CELLULAR: 402/340-4625

LAURA LINDEN, AG LEASE ADMINISTRATOR  
555 North Cotner Blvd.  
Lincoln, NE 68505  
TELEPHONE: 402/471-3144  
[belf.nebraska.gov](http://belf.nebraska.gov)