

NOTICE OF CHASE 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 IMPERIAL INN at 748 East 12<sup>th</sup> Street in Imperial, Nebraska, the following educational lands within said County:

DATE: December 3, 2024

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 December 9, 2024, 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>2025 RENTAL</u>	<u>LEASE EXPIRATION</u>
5	All except farmstead and improvement site of approx. 18.75 acres abutting west line of NW <sup>1</sup> / <sub>4</sub> (621.25 acres, more or less)	16-07-36W	\$16,878.88	December 31, 2032

Predominant Land Use: Grassland and dryland cropground

This tract is located 1 mile west and 10 miles north of Wauneta, NE.

Improvements to be sold include: 980 rods of fence, drop pipe, wire and fittings, solar submersible pump, motor, and float assembly with switch. Total Value: \$17,500.00

Personal Property Items: 2 steel bottom livestock tanks, all electric fence and materials, all big round hay bales, and steel livestock feed bunks.

Trust Owned Improvements: Livestock well.

16	All (640 acres, more or less)	36-08-37W	\$18,699.20	December 31, 2032
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Predominant Land Use: Grassland and dryland cropground

This tract is located 8 miles east and 7 miles north of Imperial, NE.

Improvements to be sold include: 680 rods of fence, livestock well, drop pipe, rod and cylinder, mill, steel tower, and 2 steel bottom stocktanks. Total Value: \$9,000.00

Personal Property Items: All portable steel livestock panels.

The lessee has elected to harvest 108 acres of fall-seeded wheat. Amount of 2025 rent to be refunded: \$4,500.00

35	All (640 acres, more or less)	36-06-40W	\$55,801.76	December 31, 2032
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Predominant Land Use: Pivot irrigated cropground, dryland cropground and grassland

This tract is located 2 miles west and 1 mile south of Champion, NE.

Improvements and growing crops to be sold include: 680 rods of fence; stockwell, submersible pump, pipe, wire and float, and rubber tire stocktank; 2 heads, columns and bowl assemblies; 2 electric motors, 2 pump control panels and wiring, 130 acres of pivot irrigated wheat, and 287 acres of chemically sprayed wheat stubble. Total Value: \$66,200.00

Personal Property Items: 2 center pivot systems, 2 sets of chemigation valves, discharge tubes, flow meters, fertilizer tanks and fertilizer pumps, steel bottom stocktank, all portable steel livestock panels, feed bunks, and electric fence and fencer.

Trust Owned Improvements: 2 irrigation wells.

36a	NE <sup>1</sup> / <sub>4</sub> (160 acres, more or less)	16-07-40W	\$26,855.00	December 31, 2032
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Predominant Land Use: Pivot irrigated cropground and dryland cropground

This tract is located 5 miles east of Lamar, NE.

Personal Property Items: Submersible discharge head, submersible column, submersible bowl assembly, electric motor, pump control panel, wiring, chemigation valve, discharge tube, flow meter, fertilizer tank and pump, and center pivot system.

Trust Owned Improvements: Irrigation well and buried electric line.

36b	NW <sup>1</sup> / <sub>4</sub> (160 acres, more or less)	16-07-40W	\$28,681.52	December 31, 2032
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Predominant Land Use: Pivot irrigated cropground and dryland cropground

This tract is located 5 miles east of Lamar, NE.

Personal Property Items: Submersible discharge head, submersible column, submersible bowl assembly, electric motor, pump control panel, wiring, chemigation valve, discharge tube, flow meter, 3 fertilizer tanks, fertilizer pump, and center pivot system.

Trust Owned Improvements: Irrigation well and buried electrical line.

36c	SW $\frac{1}{4}$ (160 acres, more or less)	16-07-40W	\$27,260.00	December 31, 2032
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Predominant Land Use: Pivot irrigated cropland and dryland cropland

This tract is located 5 miles east of Lamar, NE.

Personal Property Items: Discharge head, column, bowl assembly, electric motor, pump control panel, wiring, chemigation valve, discharge tube, flow meter, 3 fertilizer tanks, fertilizer pump, drip oil barrel and stand, and center pivot system.

Trust Owned Improvements: Irrigation well and buried electrical line.

36d	SE $\frac{1}{4}$ (160 acres, more or less)	16-07-40W	\$28,745.00	December 31, 2032
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Predominant Land Use: Pivot irrigated cropland and dryland cropland

This tract is located 5 miles east of Lamar, NE.

Personal Property Items: Livestock well, drop pipe and wire, submersible pump, submersible discharge head, submersible column, submersible bowl assembly, electric motor, pump control panel, wiring, chemigation valve, discharge tube, flow meter, fertilizer tank and pump, and center pivot system.

Trust Owned Improvements: Irrigation well and buried electrical line.

39	All except SW $\frac{1}{4}$ SW $\frac{1}{4}$ (600 acres, more or less)	36-08-40W	\$15,698.76	December 31, 2032
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Predominant Land Use: Grassland and dryland cropland

This tract is located 9 miles west and 5 miles north of Imperial, NE.

Improvements to be sold include: 600 rods of fence, livestock well, drop pipe, wire and fittings, submersible pump, float assembly and switch, and livestock tank. Total Value: \$6,250.00

Personal Property Items: 350 rods of barbed wire fence, all electric fence and materials, all portable steel livestock panels, and gates.

Trust Owned Improvements: Buried irrigation waterline.

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.

The Lessee making each election to harvest fall-seeded crops will pay the 2025 rent on those acres. In the event of such election, the successful bidder, if other than the previous Lessee, will receive a refund of 2025 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:

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Visit [belf.nebraska.gov](http://belf.nebraska.gov)

