

# NOTICE OF DAWSON 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 DAWSON COUNTY ANNEX BUILDING at 200 W. 7<sup>th</sup>, Lexington, Nebraska, the following educational lands within said County:

DATE: November 18, 2025

TIME: 10:30 a.m.

In the event of inclement weather and/or bad roads, the Board's Field Representative may postpone the sale until November 24, 2025, at 10:30 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>2026 RENTAL</u>	<u>LEASE EXPIRATION</u>
1	E½SW¼ (76.64 acres, more or less)	02-10-19W	\$3,727.06	December 31, 2033

Predominant Land Use: Grassland

This tract is located 8 miles north and 4 miles east of Overton, NE.

Improvements to be sold include: 80 rods of fence. Total Value: \$480.00

STIPULATION: See below.

2a	NE¼ (160 acres, more or less)	16-11-19W	\$9,120.00	December 31, 2033
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Predominant Land Use: Grassland

This tract is located 2 miles south of Sumner, NE.

Improvements to be sold include: 480 rods of fence and stockwell. Total Value: \$1,910.00

Trust Owned Improvements: All underground pipeline.

2b	S½ (320 acres, more or less)	16-11-19W	\$18,069.00	December 31, 2033
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Predominant Land Use: Grassland

This tract is located 2 miles south of Sumner, NE.

Improvements to be sold include: 560 rods of fence and stockwell. Total Value: \$3,430.00

Personal Property Items: Mill, steel tower, and all tanks.

Trust Owned Improvements: Underground pipeline.

4	All (640 acres, more or less)	16-12-19W	\$36,252.00	December 31, 2033
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Predominant Land Use: Grassland

This tract is located 3 miles north of Sumner, NE.

Improvements to be sold include: 800 rods of fence, 2 stockwells, mill, steel tower, cistern, underground pipe to tank, submersible pump, and 2 tanks. Total Value: \$11,880.00

Personal Property Items: Solar panel system – racks, controller, pump, motor and tanks.

Trust Owned Improvements: Underground pipeline.

5	E <sup>1</sup> / <sub>2</sub> (320 acres, more or less)	36-12-19W	\$18,012.00	December 31, 2033
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Predominant Land Use: Grassland

This tract is located 4 miles east and 1 mile north of Sumner, NE.

Improvements to be sold include: 640 rods of fence, stockwell, submersible pump and wiring, and tank. Total Value: \$12,430.00

Personal Property Items: All interior fence.

7a	NW¼ (157.7 acres, more or less)	16-11-20W	\$8,988.90	December 31, 2034
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Predominant Land Use: Grassland

This tract is located 5 miles south and ½ mile east of Eddyville, NE.

Improvements to be sold include: 240 rods of fence, stockwell, mill, steel tower, cistern and underground pipeline to tank. Total Value: \$5,970.00

Personal Property Items: Tank.

STIPULATION: See below.

7b	SW¼ (157.21 acres, more or less)	16-11-20W	\$8,960.98	December 31, 2034
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Predominant Land Use: Grassland  
This tract is located 5 miles south and ½ mile east of Eddyville, NE.  
Improvements to be sold include: 320 rods of fence and stockwell. Total Value: \$6,750.00  
Personal Property Items: Mill, tower, tanks, and submersible pump.  
STIPULATION: See below.

8	All (640 acres, more or less)	16-12-20W	\$36,480.00	December 31, 2033
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Predominant Land Use: Grassland  
This tract is located ½ mile east of Eddyville, NE.  
Improvements to be sold include: 1,163 rods of fence, submersible pump, hydro kit, pitless drop pipe and wiring, tank, and 3 rubber tire tanks with floats and turtle ramps. Total Value: \$14,538.45  
Personal Property Items: Hi-tensile fence.  
Trust Owned Improvements: Stockwell, underground pipeline, hydrants, and underground electric line.  
STIPULATION: The Board of Educational Lands and Funds intends to conduct a Fall 2025 prescribed patch burn on approximately 14 acres of this Lease. If said burn is not completed during the original planned time period, for any reason, the prescribed patch burn will then be conducted during the spring of 2026. The Lessee will cooperate with the Board in preparing the property as required in the prescribed burn plan, as well as assisting the day of the burn.

11	All that part East of public highway (363.27 acres, more or less)	16-11-21W	\$20,478.40	December 31, 2033
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Predominant Land Use: Grassland  
This tract is located 8 miles southwest of Eddyville, NE.  
Improvements to be sold include: 690 rods of fence, stockwell, mill, steel tower, and cistern with underground pipe to tank and floats. Total Value: \$16,960.00

12	All (640 acres, more or less)	36-11-21W	\$36,252.00	December 31, 2033
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Predominant Land Use: Grassland  
This tract is located 6 miles north and 4 miles east of Lexington, NE.  
Improvements to be sold include: 1,355 rods of fence, stockwell, and 5 tire tanks and floats. Total Value: \$36,540.00  
Personal Property Items: Solar pump, wiring, drop pipe, and 4 solar panels.  
Trust Owned Improvements: Underground pipeline.

15	N½NW¼ and Gov't Lots 1 & 2 exc. 34.37 acres of road (136.83 acres, more or less)	22-10-23W	\$11,995.44	December 31, 2033
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Predominant Land Use: Interstate Lake, pasture, and dryland cropground. Hunting and other recreational potential.  
This tract is located 2½ miles southeast of Cozad, NE.  
Improvements to be sold include: 560 rods of fence. Total Value: \$5,550.00  
Personal Property Items: All interior 1-wire electric fence, stockwell, pump jack, electric motor, tanks, corrals, loading chute, pole shed, metal gates, and panels.

17	All (640 acres, more or less)	16-12-23W	\$28,832.00	December 31, 2034
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Predominant Land Use: Grassland  
This tract is located 10 miles north and 1 mile east of Cozad, NE.  
Improvements to be sold include: 160 rods of fence, stockwell, underground pipe to tank, and 2 rubber tire tanks. Total Value: \$8,320.00  
Personal Property Items: East fence, solar pumping system, 2 tanks and float systems.  
Trust Owned Improvements: Underground pipeline to W½.  
STIPULATION: See below.

18	All except 1.88 acres in 16-09-24W NE¼NW¼ (638.12 acres, more or less)	\$26,449.94	December 31, 2033
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Predominant Land Use: Timbered canyons and pasture. Hunting and other recreational potential. This tract is located 7 miles south and 2 miles west of Cozad, NE.  
 Improvements to be sold include: 1,230 rods of fence, stockwell, submersible pump, underground electric and meter loop, and 4 tanks and float systems. Total Value: \$23,922.26  
 Personal Property Items: 2 tanks and float systems, steel tower, mill, tower, corrals, and panels.  
 Trust Owned Improvements: Underground pipeline.  
 STIPULATION: Lessee will immediately make application to the Natural Resources Conservation Service for an EQIP contract to complete a brush management practice on this lease. The invasive cedars and other species of trees will be targeted for removal. The extent of the brush management must be approved by the Board of Educational Lands and Funds. This practice will be completed as soon as possible after cost-share funds are available. The Board may, at its discretion agree to participate in the cost of the practice. The brush management project on this lease may include one or more prescribed burns. The Board, in its sole discretion, will determine the extent of such burns. The Lessee agrees to cooperate with and perform any requirements of the burn project; including any land use changes which may include but are not limited to reduced, delayed or timed grazing schedules, in order to provide adequate fuel load prior to the burn, and to allow recovery of the land, after the burn. The Lessee may be appropriately compensated for any resulting loss, which may be, but is not required to be, in the form of rent reductions, direct payments or other suitable consideration or accommodation, as determined in the sole and absolute discretion of the board and field representative. The project will be conducted at the expense of the Board. The appraised value and contributory value to the land of the underground electric and meter loop, now inventoried as an appraisable improvement for \$3,460.26, and all costs thereof will be depreciated and reduced at the rate of \$433.00 per year for eight (8) years commencing January 1, 2026, and ending December 31, 2033, at which time the underground electric and meter loop and all costs thereof will be fully depreciated, its appraised value and contributory value to the land will be zero and it will not be an appraisable improvement.

21	SE¼ (160 acres, more or less)	29-11-25W	\$44,664.00	December 31, 2033
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Predominant Land Use: Irrigated and dryland cropland  
 This tract is located 1½ miles south and 1 mile west of Gothenburg, NE.  
 Improvements and growing crops to be sold include: Column, bowls, pump complete, motor, electric panel, electric hookup, and 6 acres of alfalfa. Total Value: \$13,030.00  
 Personal Property Items: Flow meter, discharge tube, pressure relief valve, chemical valve, and pivot.  
 Trust Owned Improvements: Irrigation well, underground pipe and reuse pit, buried electric line, and concrete pads.

STIPULATION (applicable to Tracts #1, 7a, 7b, and 17): 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 2026 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, 2026, 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:

JUSTIN LEMMER  
FIELD REPRESENTATIVE  
North Platte, NE 69101  
CELL: (308) 530-2962

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

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

