

NOTICE OF FRANKLIN 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 FRANKLIN COUNTY FAIRGROUNDS in Franklin, Nebraska, the following educational lands within said County:

DATE: November 21, 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 November 27, 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> |
|--------------|---|--------------------|--------------------|-------------------------|
| 1 | SW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ and W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ (30 acres, more or less) | 16-01-13W | \$2,104.50 | December 31, 2031 |

Predominant Land Use: Timbered canyons and pasture. Hunting and other recreational potential.
This tract is located 2 miles west and 2½ miles south of Riverton, NE.
Improvements to be sold include: 160 rods of fence. Total Value: \$1,590.00
STIPULATION: See below.

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| 2 | E $\frac{1}{2}$ (320 acres, more or less) | 36-01-13W | \$19,885.22 | December 31, 2031 |
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Predominant Land Use: Timbered draws, canyons, pasture, and dryland cropland. Hunting and other recreational potential.
This tract is located 1½ miles east and 5 miles south of Riverton, NE.
Improvements to be sold include: 1,100 rods of fence, stockwell, solar submersible system, and 2 steel stocktanks.
Total Value: \$30,220.00
STIPULATION: See below.

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| 5a | E $\frac{1}{2}$ (320 acres, more or less) | 36-03-13W | \$28,878.00 | December 31, 2031 |
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Predominant Land Use: Dryland cropland
This tract is located 1 mile east and 6 miles north of Riverton, NE.
Improvements to be sold include: None

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| 5b | W $\frac{1}{2}$ (320 acres, more or less) | 36-03-13W | \$47,137.80 | December 31, 2031 |
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Predominant Land Use: Pivot irrigated cropland and dryland cropland
This tract is located 1 mile east and 6 miles north of Riverton, NE.
Improvements to be sold include: 144 acres of chemically sprayed wheat stubble. Total Value: \$9,900.00
Personal Property Items: Center pivot, pump, column, bowls, well panel, and dismantled center pivot.
Trust Owned Improvements: Irrigation well and underground wire to well.

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| 6 | SW $\frac{1}{4}$ (160 acres, more or less) | 16-04-13W | \$10,760.00 | December 31, 2031 |
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Predominant Land Use: Dryland cropland
This tract is located 3 miles west and 1 mile north of Campbell, NE.
Improvements to be sold include: None.
The lessee has elected to harvest 141.7 acres of fall-seeded wheat. Amount of 2025 rent to be refunded: \$10,549.00

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|---|--|-----------|------------|-------------------|
| 7 | W $\frac{1}{2}$ NW $\frac{1}{4}$ (80 acres, more or less) | 36-04-13W | \$6,006.00 | December 31, 2031 |
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Predominant Land Use: Dryland cropland
This tract is located 1 mile west and 1 mile south of Campbell, NE.
Improvements to be sold include: None
The lessee has elected to harvest 77 acres of fall-seeded wheat. Amount of 2025 rent to be refunded: \$6,006.00

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| 8 | SW $\frac{1}{4}$ (160 acres, more or less) | 16-01-14W | \$11,445.10 | December 31, 2031 |
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Predominant Land Use: Dryland cropland and grassland
This tract is located 3 miles south and 2 miles east of Franklin, NE.
Improvements to be sold include: 800 rods of fence, stockwell, submersible pump, and catchpen. Total Value: \$7,200.00
Personal Property Items: Stocktank.

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| 9a | SE $\frac{1}{4}$ (160 acres, more or less) | 16-02-14W | \$8,252.12 | December 31, 2031 |
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Predominant Land Use: Grassland

This tract is located 2 miles east and 2½ miles north of Franklin, NE.

Improvements to be sold include: 480 rods of fence. Total Value: \$5,560.00

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|----|---|-----------|------------|-------------------|
| 9b | SW $\frac{1}{4}$ (160 acres, more or less) | 16-02-14W | \$8,223.22 | December 31, 2031 |
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Predominant Land Use: Grassland

This tract is located 2 miles east and 2½ miles north of Franklin, NE.

Improvements to be sold include: 480 rods of fence. Total Value: \$480.00

Personal Property Items: Variable drive submersible pump, stocktank, steel tower, and mill.

Trust Owned Improvements: Stockwell.

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| 10 | NW $\frac{1}{4}$ except 14.90 acres of canal and road and except NE $\frac{1}{4}$ NW $\frac{1}{4}$ (107.65 acres, more or less) | 36-02-14W | \$16,893.28 | December 31, 2031 |
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Predominant Land Use: Irrigated cropland, dryland cropland and grassland

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

Improvements to be sold include: 260 rods of fence, booster pump and motor, chemigation valve, pump panel and stand, pivot pad, galvanized screen filter, and pivot stops. Total Value: \$25,930.00

Personal Property Items: Gated irrigation pipe and center pivot system.

Trust Owned Improvements: Waterlines

STIPULATION: The appraised value and contributory value of the pivot pad inventoried as an appraisable improvement for \$1,500.00, and all costs thereof will be fully depreciated at the expiration or termination of this Lease, at which time the appraised value and contributory value to the land of the pivot pad will be zero and no longer an appraisable improvement.

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| 12 | All (640 acres, more or less) | 36-03-14W | \$27,385.48 | December 31, 2031 |
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Predominant Land Use: Grassland and dryland cropland

This tract is located 5 miles east and 5½ miles north of Franklin, NE.

Improvements to be sold include: 1,070 rods of fence, stockwell, solar submersible system, and underground waterline and cistern. Total Value: \$9,890.00

Personal Property Items: Steel tower, mill, and stocktank.

The lessee has elected to harvest 29 acres of fall-seeded wheat. Amount of 2025 rent to be refunded: \$2,262.00

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|----|--|-----------|-------------|-------------------|
| 16 | W $\frac{1}{2}$ SE $\frac{1}{4}$ (80 acres, more or less) | 16-03-15W | \$12,235.02 | December 31, 2031 |
|----|--|-----------|-------------|-------------------|

Predominant Land Use: Irrigated cropland and dryland cropland

This tract is located 8 miles south and 1½ miles east of Hildreth, NE.

Improvements to be sold include: None.

Personal Property Items: Irrigation pump, column and bowls, power unit, fuel tank, gearhead, and center pivot system.

Trust Owned Improvements: Underground pipe and irrigation well.

The lessee has elected to harvest 15 acres of fall-seeded rye. Amount of 2025 rent to be refunded: \$1,500.00

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| 17a | 3 acres in Sublot 6 of Gov't Lot 6 and N $\frac{1}{2}$ SE $\frac{1}{4}$ except 2.06 acres of canal ROW (80.94 acres, more or less) | 16-01-16W | \$4,234.90 | December 31, 2031 |
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Predominant Land Use: Grassland and dryland cropland

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

Improvements to be sold include: 420 rods of fence. Total Value: \$1,320.00

STIPULATION: See below.

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| 17b | S $\frac{1}{2}$ SE $\frac{1}{4}$ (80 acres, more or less) | 16-01-16W | \$3,549.00 | December 31, 2031 |
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Predominant Land Use: Grassland

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

Improvements to be sold include: 320 rods of fence. Total Value: \$2,180.00

STIPULATION: See below.

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|-----|---------------------------------|-----------|-------------|-------------------|
| 19a | E½ (320 acres, more or less) | 36-01-16W | \$18,968.50 | December 31, 2031 |
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Predominant Land Use: Dryland cropland and grassland

This tract is located 1½ miles west and 6 miles south of Bloomington, NE.

Improvements to be sold include: 960 rods of fence, 2 livestock dams, and livestock pit. Total Value: \$7,560.00

The lessee has elected to harvest 139 acres of fall-seeded wheat. Amount of 2025 rent to be refunded: \$10,018.00

STIPULATION: See below.

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|-----|----------------------------------|-----------|------------|-------------------|
| 19b | NW¼ (160 acres, more or less) | 36-01-16W | \$8,213.40 | December 31, 2031 |
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Predominant Land Use: Grassland

This tract is located 1½ miles west and 6 miles south of Bloomington, NE.

Improvements to be sold include: 480 rods of fence, stockwell, steel tower, mill, stocktank, and 2 stock dams. Total Value: \$9,280.00

STIPULATION: See below.

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|-----|--|-----------|-------------|-------------------|
| 20a | NE¼ exc. 6.50 acres of road (153.5 acres, more or less) | 16-02-16W | \$11,875.10 | December 31, 2031 |
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Predominant Land Use: Dryland cropland and grassland

This tract is located 4½ miles north of Naponee, NE.

Improvements to be sold include: 860 rods of fence. Total Value: \$3,620.00

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|-----|--|-----------|------------|-------------------|
| 20b | NW¼ exc. 0.50 acres of road in SE¼NW¼ (159.5 acres, more or less) | 16-02-16W | \$8,081.78 | December 31, 2031 |
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Predominant Land Use: Grassland

This tract is located 4½ miles north of Naponee, NE.

Improvements to be sold include: 560 rods of fence and stockwell. Total Value: \$3,570.00

Personal Property Items: All corrals, tanks, and metal panels.

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| 21 | SW¼ (160 acres, more or less) | 36-02-16W | \$11,757.80 | December 31, 2031 |
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Predominant Land Use: Dryland cropland and grassland

This tract is located 2 miles west and ½ mile south of Bloomington, NE.

Improvements to be sold include: 640 rods of fence, stockwell and buried waterline, submersible pump/pressure tank, and hydrant. Total Value: \$5,880.00

Personal Property Items: Stocktank

STIPULATION (applicable to Tracts #2, 19a, and 19b): 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.

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