

NOTICE OF HITCHCOCK 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 office of the County Treasurer of Hitchcock County in Trenton, Nebraska, the following educational lands within said County:

DATE: May 13, 2022

TIME: 10:00 a.m.

<u>TRACT</u>	<u>DESCRIPTION</u>	<u>SEC.TWP.RGE</u>	<u>2022 RENTAL</u>	<u>LEASE EXPIRATION</u>
30	NE1/4, N1/2SE1/4 and SE1/4SE1/4 (280 acres, more or less)	16-03-34	\$10,954.80	December 31, 2026

Predominant Land Use: 198 acres of dryland cropland and 72 acres of grassland
This tract is located 3 miles east and 5 miles north of Stratton, NE.
Improvements to be sold include: None.

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 this 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 Hitchcock County Treasurer, a bank draft, cashier's check, certified check or money order made payable to the Board of Educational Lands and Funds in the amount of \$10,954.80 which is the 2022 rental. Said rental deposit may be submitted at any time until the tract is announced "Sold".

The sale of this lease will be final upon completion of this auction, and the lessee signing the new lease and paying the required rental as listed above, plus the amount of any bonus to the Board. The lessee at which time will receive possession of the land and improvements.

If more than one qualified bidder is interested in this 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 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.

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.

All County Farm Service Agency information for the Board of Educational Lands and Funds is public information and is obtainable by contacting the local office.

Rental is subject to change by the Board semi-annually at any time during the term of the lease.

For further information contact:

BOARD OF EDUCATIONAL LANDS AND FUNDS

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CANCELLED