

NOTICE OF SHERMAN 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 Sherman County in Loup City, Nebraska, the following educational lands within said County:

DATE: December 2, 2024

TIME: 2:00 p.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 2:00 p.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	N½ (320 acres, more or less)	36-13-13W	\$16,631.90	December 31, 2032

Predominant Land Use: Grassland and dryland cropland
 This tract is located 3 miles west and 1 mile south of Boelus, NE.
 Improvements to be sold include: 1,010 rods of fence, submersible pump, pipe, and wire. Total Value: \$13,700.00
 Personal Property Items: Submersible pump, pipe and wire in west well, stock tanks, steel panels, gates, electric fence and cross fence.
 Trust Owned Improvements: 2 stockwells.

4	SW¼ (160 acres, more or less)	36-13-14W	\$9,552.00	December 31, 2032
---	----------------------------------	-----------	------------	-------------------

Predominant Land Use: Grassland
 This tract is located 3 miles west and 3½ miles south of Rockville, NE.
 Improvements to be sold include: 320 rods of fence, stockwell, and solar submersible. Total Value: \$7,500.00
 Personal Property Items: All stocktanks.

5	Gov't Lot 3 & all accretions thereto, NE¼SE¼ and E½NE¼ except 9.08 acre surveyed residential acreage in NE¼NE¼ (144.62 acres, more or less, plus accretions)	26-14-14W	\$8,761.42	December 31, 2032
---	---	-----------	------------	-------------------

Predominant Land Use: Approximately ¼ mile of Middle Loup River accretion, pasture, and dryland cropland. Hunting and other recreational potential.
 This tract is located 3 miles northwest of Rockville, NE.
 Improvements to be sold include: 550 rods of fence. Total Value: \$13,700.00
 Personal Property Items: Culverts and 90 rods of fence along accretion.
 Trust Owned Improvements: Dugout.

6	N½NW¼ and Gov't Lots 1, 2 and 3 and all accretions thereto (222.1 acres, more or less, plus accretions)	36-14-14W	\$10,190.16	December 31, 2032
---	--	-----------	-------------	-------------------

Predominant Land Use: Approximately 1 mile of Middle Loup River frontage and pasture. Hunting and other recreational potential.
 This tract is located 2½ miles northwest of Rockville, NE.
 Improvements to be sold include: 648 rods of fence. Total Value: \$14,300.00

8a	NW¼ (160 acres, more or less)	36-15-14W	\$10,430.10	December 31, 2032
----	----------------------------------	-----------	-------------	-------------------

Predominant Land Use: Dryland cropland and grassland
 This tract is located 4 miles west and 1 mile south of Ashton, NE.
 Improvements to be sold include: 560 rods of fence, stockwell, submersible pump, and pipe and wire. Total Value: \$6,000.00
 Personal Property Items: Stocktanks.

8b	SW $\frac{1}{4}$ (160 acres, more or less)	36-15-14W	\$11,095.40	December 31, 2032
----	---	-----------	-------------	-------------------

Predominant Land Use: Dryland cropland and grassland
This tract is located 4 miles west and 1½ miles south of Ashton, NE.
Improvements to be sold include: 400 rods of fence. Total Value: \$600.00
Personal Property Items: All bales.

9	S $\frac{1}{2}$ SE $\frac{1}{4}$ (80 acres, more or less)	36-13-15W	\$14,759.00	December 31, 2032
---	--	-----------	-------------	-------------------

Predominant Land Use: Pivot irrigated cropland
This tract is located 5 miles east 3 miles south of Hazard, NE.
Improvements to be sold include: None.

12a	W $\frac{1}{2}$ NW $\frac{1}{4}$ (84.72 acres, more or less)	16-16-15W	\$6,321.80	December 31, 2032
-----	---	-----------	------------	-------------------

Predominant Land Use: Grassland and dryland cropland
This tract is located 6 miles northwest of Loup City, NE.
Improvements to be sold include: 454 rods of fence. Total Value: \$3,100.00
Personal Property Items: Stocktank and pump.

12b	SW $\frac{1}{4}$ (165.26 acres, more or less)	16-16-15W	\$11,592.70	December 31, 2032
-----	--	-----------	-------------	-------------------

Predominant Land Use: Grassland
This tract is located 6 miles northwest of Loup City, NE.
Improvements to be sold include: 630 rods of fence. Total Value: \$6,400.00

13a	N $\frac{1}{2}$ exc. 2.79 acre canal in SW $\frac{1}{4}$ NW $\frac{1}{4}$ and exc. 2.07 acres of Hwy 58 (315.14 acres, more or less)	36-16-15W	\$18,813.86	December 31, 2032
-----	---	-----------	-------------	-------------------

Predominant Land Use: Grassland
This tract is located 2½ miles north of Loup City, NE.
Improvements to be sold include: 720 rods of fence, corral, cistern at NW $\frac{1}{4}$, steel tower, mill, rod, pipe and cylinder, and submersible system. Total Value: \$14,100.00
Personal Property Items: Steel tower, mill, pipe and cylinder in NW well, all stocktanks, all metal gates, panels and posts on catch pen addition.
Trust Owned Improvements: 2 stockwells.
STIPULATION: See below.

13b	SE $\frac{1}{4}$ (160 acres, more or less)	36-16-15W	\$9,552.00	December 31, 2032
-----	---	-----------	------------	-------------------

Predominant Land Use: Grassland
This tract is located 2 miles north of Loup City, NE.
Improvements to be sold include: 280 rods of fence, stockwell, steel tower, and mill. Total Value: \$7,650.00
Personal Property Items: 40 rods of fence and all stocktanks.
STIPULATION: See below.

16	SW $\frac{1}{4}$ except 2.84 acres of county road (157.16 acres, more or less)	16-14-16W	\$11,001.26	December 31, 2032
----	--	-----------	-------------	-------------------

Predominant Land Use: Grassland and dryland cropland
This tract is located 1½ miles north of Litchfield, NE.
Improvements to be sold include: 660 rods of fence, submersible pump, pressure system, and buried waterline. Total Value: \$17,400.00
Personal Property Items: Mill, tower, and stocktanks.
Trust Owned Improvements: Stockwell in SWSW.

17	All except 9.98 acres of Hwy 92 ROW (630.02 acres, more or less)	16-15-16W	\$38,050.50	December 31, 2032
----	--	-----------	-------------	-------------------

Predominant Land Use: Grassland and dryland cropland
This tract is located 10 miles west of Loup City, NE.
Improvements to be sold include: 1,440 rods of fence, stockwell, submersible pump, pressure system, rubber tire tank, and 2 stockdams. Total Value: \$24,900.00
Personal Property Items: Steel stocktanks and steel panels and chute.

19 W½ 16-16-16W \$18,984.60 December 31, 2032
(320 acres, more or less)

Predominant Land Use: Grassland

This tract is located 10 miles west and 5 miles north of Loup City, NE.

Improvements to be sold include: 560 rods of fence, 2 stockwells, pumpjack, electric motor, solar submersible unit, and 2 stockdams. Total Value: \$9,300.00

STIPULATION: See below.

STIPULATION (applicable to Tracts #13a, 13b, and 19): 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.

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.

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:

JIM JANDA
FIELD REPRESENTATIVE
Ravenna, NE 68869
PHONE: 308/452-3144
CELL: 308/380-4155

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

Visit belf.nebraska.gov

