

Box Butte County School Land Lease Sale
 For the Board of Educational Lands and Funds has been moved from the County Treasurer's Office to
 The Knight Museum and Sandhills Center, 908 Yellowstone Avenue
 Alliance, Nebraska

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 Box Butte County in Alliance, Nebraska, the following educational lands within said County:

DATE: November 16, 2016

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 23, 2016, 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>2017 RENTAL</u>	<u>LEASE EXPIRATION</u>
4a	All that part lying North of Railroad (437.73 acres, more or less)	36-25-47	\$5,835.00	December 31, 2024

Predominant Land Use: Grassland

This tract is located 6 miles east of Alliance, NE.

Improvements to be sold include: 640 rods of fence, 2 stockwells, 2 towers and 2 mills. Total Value: \$9,700.00

The 3 stock tanks are to be considered personal property and are subject to removal by the previous lessee.

6	All (640 acres, more or less)	36-26-47	\$10,739.80	December 31, 2024
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Predominant Land Use: Grassland

This tract is located 6 miles east and 5 miles north of Alliance, NE.

Improvements to be sold include: 640 rods of fence, 2 stockwells, 2 towers, 2 mills and tank. Total Value: \$9,800.00

The steel stock tank at SW4SE4 stockwell is to be considered personal property and is subject to removal by the previous lessee.

10	All (640 acres, more or less)	36-28-47	\$9,664.00	December 31, 2024
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Predominant Land Use: Grassland

This tract is located 17 miles north and 6 miles east of Alliance, NE.

Improvements to be sold include: 1,120 rods of fence. Total Value: \$7,300.00

The 3 sets of drop pipes, rods and cylinders, 3 towers, 3 mills, 6 stock tanks and 60 rods of fence north of trees on south line of SW4SW4 are to be considered personal property and are subject to removal by the previous lessee.

The 3 stockwells are owned by the School Trust and all right, title and interest shall remain with the School Trust.

11	All (640 acres, more or less)	16-24-48	\$12,544.00	December 31, 2024
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Predominant Land Use: Grassland

This tract is located 3 miles south of Alliance, NE.

Improvements to be sold include: 1,120 rods of fence and 2 stockwells. Total Value: \$11,700.00

The 480 rods of interior fence, 3 stock tanks, drop pipe, submersible pump, all wiring and hookups, drop pipe, rod and cylinder, steel tower and mill are to be considered personal property and are subject to removal by the previous lessee.

15a	N2 except 2.77 acres of Hwy 385 on the East side (317.23 acres, more or less)	36-26-48	\$42,302.96	December 31, 2024
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Predominant Land Use: Pivot irrigated and dryland cropland

This tract is located 5 miles north of Alliance, NE.

Improvements to be sold include: 125 acres of chemical spraying of wheat stubble. Total Value: \$1,500.00

The 2 irrigation motors, panels, columns and bowls, 2 center pivot systems and 2 water meters are to be considered personal property and are subject to removal by the previous lessee.

The 2 irrigation wells, approximately 1,320' of buried wire in conduit, approximately 500' of buried wire, and approximately 2,400' of buried pipe and buried wire are owned by the School Trust and all right, title and interest shall remain with the School Trust.

The lessee elects to harvest 59 acres of dryland wheat.

15b	S2 except 4.72 acres of Hwy 385 along East side (315.28 acres, more or less)	36-26-48	\$43,697.12	December 31, 2024
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Predominant Land Use: Pivot irrigated and dryland cropground
 This tract is located 5 miles north of Alliance, NE.
 Improvements to be sold include: Stockwell. Total Value: \$500.00
 The 3 electric motors, panels, columns and bowls, approximately 1,300' of buried wire from south line to well in center of SW4, 2 center pivot systems and 2 water meters are to be considered personal property and are subject to removal by the previous lessee.
 The 2 irrigation wells, approximately 900' of buried wire and approximately 850' of buried pipe and buried wire are owned by the School Trust and all right, title and interest shall remain with the School Trust.
 The lessee elects to harvest 51.28 acres of dryland wheat.

17a	All except the non-residential improvement site of approximately 2 acres (containing no cropground) in the Southeast corner thereof and except 9.04 acres of Hwy 87 along the East boundary (628.96 acres, more or less)	36-27-48	\$16,720.84	December 31, 2024
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Predominant Land Use: Dryland cropground and grassland
 This tract is located 11 miles north of Alliance, NE.
 Improvements to be sold include: 201.7 acres of chemical spraying of wheat stubble. Total Value: \$8,000.00
 All fence around pasture in NE4 is to be considered personal property and is subject to removal by the previous lessee.
 The lessee elects to harvest 175.2 acres of fall-seeded wheat.

17b	The non-residential improvement site of approximately 2 acres (containing no cropground) in Southeast corner (2 acres, more or less)	36-27-48	\$140.00	December 31, 2024
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Predominant Land Use: Non-residential improvement site
 This tract is located 11 miles north of Alliance, NE.
 Improvements to be sold include: Stockwell and quonset. Total Value: \$25,000.00
 The brick cistern and 3 steel grain bins are to be considered personal property and are subject to removal by the previous lessee.

20	All (640 acres, more or less)	16-24-49	\$9,459.30	December 31, 2024
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Predominant Land Use: Grassland
 This tract is located 5 miles west and 2 miles south of Alliance, NE.
 Improvements to be sold include: 1,660 rods of fence. Total Value: \$16,100.00
 The drop pipe, rod, cylinder, steel tower and mill at SE4NE4 stockwell, solar panels, drop pipe, submersible pump, all wiring and hookups at NW4SW4 stockwell are to be considered personal property and are subject to removal by the previous lessee.
 The 2 stockwells and 2 bottomless tanks are owned by the School Trust and all right, title and interest shall remain with the School Trust.

21b	All that lying South and East of Hwy 385 except 4 acre farmstead/improvement in SE4NE4 and except 1 acre cemetery site in NE4NE4 (301.66 acres, more or less)	36-24-49	\$18,629.40	December 31, 2024
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Predominant Land Use: Pivot irrigated and dryland cropground
 This tract is located 6 miles south and 3 miles west of Alliance, NE.
 Improvements to be sold include: 380 rods of fence and 72 acres of chemical spraying of wheat stubble. Total Value: \$3,440.00
 The irrigation gearhead, column and bowls, water meter, Natural Gas irrigation motor and generator and center pivot system are to be considered personal property and are subject to removal by the previous lessee.
 The irrigation well is owned by the School Trust and all right, title and interest shall remain with the School Trust.

29	All except 9.49 acres of Hwy 385 along East boundary (630.51 acres, more or less)	36-28-49	\$18,284.80	December 31, 2024
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Predominant Land Use: Dryland cropland
 This tract is located 5 miles east and 2 miles north of Hemingford, NE.
 There are no improvements to be sold.
 The lessee elects to harvest 314.60 acres of fall-seeded wheat.

49	All (640 acres, more or less)	36-27-51	\$18,797.26	December 31, 2024
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Predominant Land Use: Dryland cropland
 This tract is located 7 miles west and 3 miles south of Hemingford, NE.
 Improvements to be sold include: 290 acres of chemical spraying of wheat stubble. Total Value: \$3,770.00
 The lessee elects to harvest 325.5 acres of fall-seeded wheat.

53	All (640 acres, more or less)	36-24-52	\$13,600.00	December 31, 2024
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Predominant Land Use: Dryland cropland
 This tract is located 21 miles west and 6 miles south of Alliance, NE.
 Improvements to be sold include: Stockwell, drop pipe, submersible pump and all hookups and 284 acres of chemical spraying of wheat stubble. Total Value: \$10,440.00
 The lessee elects to harvest 308 acres of fall-seeded wheat.

62	W2 (320 acres, more or less)	25-26-52	\$4,400.00	December 31, 2024
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Predominant Land Use: Grassland
 This tract is located 14 miles west and 9 miles south of Hemingford, NE.
 Improvements to be sold include: 290 rods of fence and stockwell. Total Value: \$2,700.00
 The 100 rods of interior fence in E2NW4, 3 stock tanks, solar panels, drop pipe, submersible pump and all hookups are to be considered personal property and are subject to removal by the previous lessee.

63	S2 (320 acres, more or less)	26-26-52	\$4,400.00	December 31, 2024
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Predominant Land Use: Grassland
 This tract is located 14 miles west and 9 miles south of Hemingford, NE.
 Improvements to be sold include: 480 rods of fence. Total Value: \$3,000.00

64	All (640 acres, more or less)	36-26-52	\$8,800.00	December 31, 2024
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Predominant Land Use: Grassland
 This tract is located 13 miles west and 9 miles south of Hemingford, NE.
 Improvements to be sold include: 640 rods of fence, stockwell and tank. Total Value: \$5,500.00
 The 3 stock tanks, solar panels, drop pipe, submersible pump and all hookups are to be considered personal property and are subject to removal by the previous lessee.

65	S2 (320 acres, more or less)	16-27-52	\$10,029.00	December 31, 2024
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Predominant Land Use: Dryland cropland
 This tract is located 16 miles west and 1 mile south of Hemingford, NE.
 Improvements to be sold include: 154.5 acres of chemical spraying of wheat stubble. Total Value: \$3,170.00
 The lessee elects to harvest 162.5 acres of fall-seeded wheat.

In order for anyone to be eligible to bid on a school land lease, they must be able to contract in accordance with Nebraska Law and have deposited with the County Treasurer of the County in which the land is located, or with a representative of the Board, a bank draft, cashier's check, certified check or money order made payable to the Board of Educational Lands and Funds, or cash, equivalent to the 2017 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 to the party bidding the highest cash 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 which covers the entire term of the lease.

All sales of educational land leases at public auction are considered to be non-revocable offers, which shall become binding contracts only upon acceptance and approval following the sale by the Board of Educational Lands and Funds. Leases will be effective January 1, 2017, 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 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 be added to and 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 purchaser 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 purchaser 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.

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.

The Lessee making each election to harvest fall-seeded crops will pay the 2017 rent on those acres. In the event of such election, the successful bidder, if other than the previous Lessee, will receive a refund of 2017 rent equal to the amount so paid by the previous Lessee.

For further information contact:

BOARD OF EDUCATIONAL LANDS AND FUNDS

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