

Holt County School Land Lease Sale
 For the Board of Educational Lands and Funds has been moved from the County Treasurer's Office to
 The Holt County Courthouse Annex
 O'Neil, 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 Holt County in O'Neill, Nebraska, the following educational lands within said County:

DATE: November 17, 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 22, 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>
11-Ba	NW4 and S2 except 5.60 acres of RR ROW (474.40 acres, more or less)	36-28-09	\$52,591.46	December 31, 2026

Predominant Land Use: Irrigated and dryland cropland

This tract is located approximately 2 miles south and 5 miles east of Page, NE.

Improvements and crops to be sold include: 800 rods of fence, 2 stockwells, underground pipe and hydrants, irrigation well, pump, column, gear drive, generator, 8 acres of dryland alfalfa, 18 acres of irrigated alfalfa and a grain storage bin. Total Value: \$59,850.00

The pump, column, pump head, gear drive located in SW4 well, 2 diesel power units, above ground waterline, all fertilizer and fuel tanks, bin stirator, all outbuildings and sheds, all gates and panels, 12 tower center pivot irrigator, pumpjack on SW4 well, submersible pump in SE4 well and all electric fence are to be considered personal property and are subject to removal by the previous lessee.

The irrigation well in SE4NW4 is owned by the School Trust and all right, title and interest shall remain with the School Trust.

20	W2 & NE4 (480 acres, more or less)	36-25-10	\$30,738.12	December 31, 2026
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Predominant Land Use: Irrigated cropland and grassland

This tract is located approximately 11½ miles south and 4½ miles west of Ewing, NE.

Improvements to be sold include: 1,500 rods of fence, 2 stockwells, 2 steel towers and 2 mills. Total Value: \$17,400.00

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

33c	W2 together with rights of access to and use of irrigation well and associated equipment in the NW corner of SE4 (320 acres, more or less)	16-29-10	\$50,912.00	December 31, 2026
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Predominant Land Use: Irrigated and dryland cropland

This tract is located approximately 8 miles east and 1½ miles north of O'Neill, NE.

Improvements to be sold include: 640 rods of fence and irrigation well. Total Value: \$8,960.00

The 2 center pivot systems, 3 power units, 3 pumps, 3 columns, 3 pump heads, 2 gearheads, fuel tanks, fertilizer tanks and accessories are to be considered personal property and are subject to removal by the previous lessee.

The irrigation well in the NW4 and underground irrigation waterlines are owned by the School Trust and all right, title and interest shall remain with the School Trust.

38B	SE4 (160 acres, more or less)	36-31-10	\$29,715.10	December 31, 2026
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Predominant Land Use: Irrigated cropland and grassland

This tract is located approximately 10 miles east and 10 miles north of O'Neill, NE.

Improvements to be sold include: 400 rods of fence. Total Value: \$2,300.00

The pivot system, power unit, pump, column, pump head, gearhead, all tanks and accessories 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.

STIPULATION: Lessee is hereby notified that the real estate is subject to a Wind Energy Lease and Easement Agreement. Said Lease and Easement may contain grants of access rights, and conditions and restrictions on the use of the real estate, including but not limited to hunting, building and obstruction restrictions. Lessee and lessee's use of the real estate is subject to these grants, conditions and restrictions, and Lessee hereby agrees to abide by, and not violate, any grants, conditions or restrictions contained in the Wind Lease and Easement. Prior to allowing hunting, planting trees, or constructing any structure, or placing any obstruction, on the property, Lessee shall contact Landlord.

41a NW4 16-25-11 \$11,848.20 December 31, 2024
 (160 acres, more or less)

Predominant Land Use: Grassland
 This tract is located approximately 6½ miles east and 4 miles south of Chambers, NE.
 Improvements to be sold include: 240 rods of fence. Total Value: \$1,400.00

41b NE4 16-25-11 \$11,848.20 December 31, 2024
 (160 acres, more or less)

Predominant Land Use: Grassland
 This tract is located approximately 7½ miles east and 4 miles south of Chambers, NE.
 Improvements to be sold include: 480 rods of fence, stockwell and submersible pump. Total Value: \$3,800.00
 The steel tower and stock tank are to be considered personal property and are subject to removal by the previous lessee.

41c SW4 16-25-11 \$11,848.20 December 31, 2024
 (160 acres, more or less)

Predominant Land Use: Grassland
 This tract is located approximately 7½ miles east and 4 miles south of Chambers, NE.
 Improvements to be sold include: 400 rods of fence and flowing well. Total Value: \$1,300.00
 The stock tank is to be considered personal property and is subject to removal by the previous lessee.

41d SE4 16-25-11 \$9,340.72 December 31, 2024
 (160 acres, more or less)

Predominant Land Use: Grassland
 This tract is located approximately 7½ miles east and 4 miles south of Chambers, NE.
 Improvements to be sold include: 880 rods of fence and flowing well. Total Value: \$3,750.00
 The open front storage shed, stock tank and all electric fence are to be considered personal property and are subject to removal by the previous lessee.

49 NW4 16-28-11 \$19,614.46 December 31, 2026
 (160 acres, more or less)

Predominant Land Use: Irrigated cropland and grassland
 This tract is located approximately 3 miles west and 2 miles north of Inman, NE.
 Improvements to be sold include: 580 rods of fence, irrigation well, irrigation pump, pumphead, column and gearhead. Total Value: \$23,675.00
 The pivot system, power unit, fuel and fertilizer tanks, flow meter and injector pump are to be considered personal property and are subject to removal by the previous lessee.
 STIPULATION: 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.

73 W2 16-32-12 \$13,432.96 December 31, 2024
 (320 acres, more or less)

Predominant Land Use: Dryland cropland and grassland
 This tract is located approximately 18 miles north and 3 miles west of O'Neill, NE.
 Improvements to be sold include: 880 rods of fence, stockwell and submersible pump. Total Value: \$9,350.00
 The portable tower, stock tanks and bale feeders are to be considered personal property and are subject to removal by the previous lessee.

78a	N2 (320 acres, more or less)	16-26-13	\$18,927.32	December 31, 2024
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Predominant Land Use: Grassland

This tract is located approximately 3½ miles west and 1 mile north of Chambers, NE.

Improvements to be sold include: 920 rods of fence. Total Value: \$7,200.00

The culvert, calf feeders and cattle oiler are to be considered personal property and are subject to removal by the previous lessee.

78b	SE4 (160 acres, more or less)	16-26-13	\$10,654.12	December 31, 2024
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Predominant Land Use: Grassland

This tract is located approximately 3½ miles west and 1 mile north of Chambers, NE.

Improvements to be sold include: 720 rods of fence. Total Value: \$6,480.00

All electric fence is to be considered personal property and is subject to removal by the previous lessee.

The dugout and 2 flowing wells are owned by the School Trust and all right, title and interest shall remain with the School Trust.

86B	N2 (314.90 acres, more or less)	31-30-13	\$52,597.98	December 31, 2026
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Predominant Land Use: Irrigated cropground and grassland

This tract is located 4 miles east of Atkinson, NE.

Trust owned improvements to be sold to the new leaseholder as lessee owned appraisable improvements include: 875 rods of fence, domestic well with submersible pump, 2 irrigation pumps, columns, pump heads, chemigation valves and gearheads. Total Value: \$39,000.00

Trust owned improvements to be sold to the new leaseholder as lessee owned personal property removable improvements include: 2 pivot systems and 2 fuel tanks. Total Value: \$26,000.00. The combined total of improvements to be sold is \$65,000.00. Information regarding the Trust owned improvements is from sources deemed reliable; however, it is not guaranteed or warranted. All improvements sold as is, where is, with no warranties expressed or implied.

The diesel power units, generators, fertilizer tanks and injection equipment are personal property owned by the previous lessee, and may be removed 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.

87A	SW4 (156.34 acres, more or less)	06-31-13	\$28,698.84	December 31, 2026
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Predominant Land Use: Irrigated cropground and grassland

This tract is located 9 miles north and 4 miles east of Atkinson, NE.

Trust owned improvements to be sold to the new leaseholder as lessee owned appraisable improvements include: 480 rods of fence, stockwell, submersible pump, irrigation pump, column, pump head, chemigation valve and gearhead. Total Value: \$11,950.00

Trust owned improvements to be sold to the new leaseholder as lessee owned personal property removable improvements include: Pivot system and fuel tank. Total Value: \$15,000.00. The combined total of improvements to be sold is \$26,950.00. Information regarding the Trust owned improvements is from sources deemed reliable; however, it is not guaranteed or warranted. All improvements sold as is, where is, with no warranties expressed or implied.

The diesel power unit, generator, fertilizer tanks and injection equipment are personal property owned by the previous lessee, and may be removed 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.

89	S2S2, NE4SW4 and NW4SE4 except 1.63 acres of Hwy 11 on West boundary (238.37 acres, more or less)	16-32-13	\$7,331.92	December 31, 2024
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Predominant Land Use: Grassland

This tract is located approximately 2 miles west and 19 miles north of Emmet, NE.

Improvements to be sold include: 640 rods of fence, stockwell and submersible pump. Total Value: \$3,250.00

The stock tanks, float system and all electric fence are to be considered personal property and are subject to removal by the previous lessee.

98	All except 4.85 acres of Hwy ROW (635.15 acres, more or less)	16-28-14	\$21,001.50	December 31, 2024
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Predominant Land Use: Grassland

This tract is located approximately 8 miles south of Atkinson, NE.

Improvements to be sold include: 960 rods of fence and stockwell. Total Value: \$8,350.00

The steel tower, mill, solar panel, solar pump, stock tanks and calf feeders are to be considered personal property and are subject to removal by the previous lessee.

STIPULATION: Lessee will plug the abandoned stockwell located in the SE4NW4 of this Section, at Lessee's sole and exclusive cost and expense and in accordance with all applicable laws and regulations of the Nebraska Department of Health, not later than December 31, 2017.

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.

For further information contact:

BOARD OF EDUCATIONAL LANDS AND FUNDS

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