

Keith County School Land Lease Sale
 For the Board of Educational Lands and Funds has been moved from the County Treasurer's Office to
 Keith County Fairgrounds – Exhibit Hall
 Ogallala, 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 Keith County in Ogallala, Nebraska, the following educational lands within said County:

DATE: November 29, 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 December 6, 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>
5	All except fenced farmstead, improvement site & adjacent pasture of approximately 131.62 total acres in N2 thereof and except 1.38 acres for irrigation canal (507 acres, more or less)	16-13-35	\$18,127.96	December 31, 2024

Predominant Land Use: Dryland cropground and grassland

This tract is located 2 miles south and ½ mile east of Paxton, NE.

Improvements to be sold include: 333.4 acres pell lime soil amendment applied in the spring of 2016, landleveling and 166.10 acres of chemical spraying. Total Value: \$23,129.00

The lessee elects to harvest 166 acres of fall-seeded wheat.

STIPULATION: The appraised value and contributory value to the 333.4 acres pell lime soil amendment applied in the Spring of 2016 inventoried as an appraisable improvement for \$13,967.00, 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 333.4 acres pell lime soil amendment applied in the Spring of 2016 will be zero and it will not be an appraisable improvement. The appraised value and contributory value to the land of the land leveling, now inventoried as an appraisable improvement for \$840.00, and all costs thereof will be depreciated and reduced at the rate of \$210.00 per year for four (4) years commencing January 1, 2017, and ending December 31, 2020, at which time the land leveling and all costs thereof will be fully depreciated, its appraised value and contributory value to the land will be zero and it will not be an appraisable improvement.

15	All (640 acres, more or less)	36-16-35	\$10,237.50	December 31, 2024
----	----------------------------------	----------	-------------	-------------------

Predominant Land Use: Grassland and dryland cropground

This tract is located 12½ miles north and 3 miles east of Paxton, NE.

Improvements to be sold include: 640 rods of fence, stockwell, rod, pipe and cylinder, mill, steel tower and 2 stock tanks. Total Value: \$6,200.00

The steel portable corral panels are to be considered personal property and are subject to removal by the previous lessee.

20	S2NW4, NE4 and S2 (560 acres, more or less)	36-13-36	\$59,713.10	December 31, 2024
----	--	----------	-------------	-------------------

Predominant Land Use: Irrigated and dryland cropground and grassland

This tract is located 4 miles south and 1½ miles west of Paxton, NE.

Improvements to be sold include: Stockwell, pumping plant, steel bottom tank, 3 electric irrigation motors, heads, columns and bowls, panels and wiring. Total Value: \$58,800.00

The 3 pivot sprinkler systems, 3 discharge tubes and fertilizer tanks, 2 auger discharge heads, all high tensile electric fence and materials and 3 grain bins are to be considered personal property and are subject to removal by the previous lessee.

The 3 irrigation wells and all buried electric powerlines are owned by the School Trust and all right, title and interest shall remain with the School Trust.

22	All (640 acres, more or less)	16-15-36	\$9,943.16	December 31, 2024
----	----------------------------------	----------	------------	-------------------

Predominant Land Use: Grassland

This tract is located 3 miles north and 6 miles east of Keystone, NE.

Improvements to be sold include: 480 rods of fence, rod, pipe and cylinder, mill, steel tower and bottomless tank. Total Value: \$4,200.00

The stockwell and 5,280' of livestock pipeline are owned by the School Trust and all right, title and interest shall remain with the School Trust.

STIPULATION: See Below.

26	NW4 and SE4 together with windbreak and non-cropground area of 2 acres in NW corner and 1 acre pasture in NE corner of the SW4 (323 acres, more or less)	16-12-37	\$23,264.28	December 31, 2024
----	---	----------	-------------	-------------------

Predominant Land Use: Irrigated and dryland cropground and grassland

This tract is located 1 mile east and 8 miles south of Roscoe, NE.

Improvements to be sold include: 580 rods of fence, irrigation well, head, column and bowls, gearhead, electric motor and panel, 1,290' of buried electric line, 1,450' of overhead electric line and 125 acres of chemical spraying. Total Value: \$52,900.00

The submersible pump, pipe, wire, pressure tank, stock tank, electric fence and materials, pivot sprinkler system, discharge tube, flow meter, chemigation valve and plastic fertilizer tank are to be considered personal property and are subject to removal by the previous lessee.

The stockwell, livestock pipeline and 3 hydrants are owned by the School Trust and all right, title and interest shall remain with the School Trust.

The lessee elects to harvest 98 acres of fall-seeded wheat.

STIPULATION: The appraised value and contributory value to the land of the 1,290' of buried electric line, now inventoried as an appraisable improvement for \$2,810.00, and all costs thereof will be depreciated and reduced at the rate of \$255.00 per year for eleven (11) years commencing January 1, 2017, and ending December 31, 2027, at which time the 1,290' of buried electric line and all costs thereof will be fully depreciated, its appraised value and contributory value to the land will be zero and it will not be an appraisable improvement. The appraised value and contributory value to the land of the 1,450' of overhead electric line, now inventoried as an appraisable improvement for \$1,820.00, and all costs thereof will be depreciated and reduced at the rate of \$165.00 per year for eleven (11) years commencing January 1, 2017, and ending December 31, 2027, at which time the 1,450' of overhead electric line and all costs thereof will be fully depreciated, its appraised value and contributory value to the land will be zero, and it will be owned by Midwest Electric Cooperative, or its successors.

27	NW4 & S2NE4 except 19.34 acres of I-80 ROW (221.86 acres, more or less)	10-13-37	\$24,728.26	December 31, 2024
----	--	----------	-------------	-------------------

Predominant Land Use: Irrigated cropground and grassland

This tract is located ½ mile south and 1 mile east of Roscoe, NE.

Improvements to be sold include: 480 rods of fence, 2 stockwells, 2 submersible pumps, pipes, wire and fittings, stock tank, 2 irrigation wells, 3 heads, columns and bowls and 3 gearheads. Total Value: \$18,400.00

The diesel irrigation motor and fuel tank, LP irrigation motor and 2 LP fuel tanks, all gated irrigation pipe, fittings and material, livestock equipment including all portable livestock panels, electric fence and creep feeder are to be considered personal property and are subject to removal by the previous lessee.

The irrigation well, 2 re-use pits and buried return lines and concrete pads including irrigation power unit mount pads are owned by the School Trust and all right, title and interest shall remain with the School Trust.

STIPULATION: See Below.

44	All (640 acres, more or less)	16-16-38	\$9,810.10	December 31, 2024
----	----------------------------------	----------	------------	-------------------

Predominant Land Use: Grassland

This tract is located 15 miles north and 2 miles east of Ogallala, NE.

Improvements to be sold include: 640 rods of fence, stockwell, rod, pipe and cylinder, mill, steel tower, 2 bottomless tanks, submersible pump, pipe, wire and fittings. Total Value: \$8,500.00

The stockwell in NW4SW4 is owned by the School Trust and all right, title and interest shall remain with the School Trust.

47a	All that part of NE4 lying North of Hwy #30 (78.72 acres, more or less)	18-13-39	\$10,507.68	December 31, 2024
-----	--	----------	-------------	-------------------

Predominant Land Use: Gravity irrigated cropground

This tract is located 4½ miles west of Ogallala, NE.

There are no improvements to be sold.

The irrigation head, column and bowl assembly, gearhead, irrigation motor, fuel tank, all gated irrigation pipe and fittings are to be considered personal property and are subject to removal by the previous lessee.

The irrigation well, reuse pit and return line are owned by the School Trust and all right, title and interest shall remain with the School Trust.

STIPULATION: See Below.

47b	All that part of NW4 lying North of Hwy 30 except existing farmstead and improvement site of 10.266 surveyed acres located in North 1327' of the West 338' (100.704 acres, more or less)	18-13-39	\$10,369.32	December 31, 2024
-----	--	----------	-------------	-------------------

Predominant Land Use: Gravity irrigated cropground
 This tract is located 4½ miles west of Ogallala, NE.
 Improvements to be sold include: Irrigation pumping equipment including head, column and bowls, electric irrigation motor and panel. Total Value: \$12,700.00
 The head, column and bowl assembly, gearhead, irrigation motor, fuel tank, all gated irrigation pipe and fittings, all fence and materials are to be considered personal property and are subject to removal by the previous lessee.
 The irrigation well, re-use pit and return line are owned by the School Trust and all right, title and interest shall remain with the School Trust.
 STIPULATION: See Below.

48b	S2 (320 acres, more or less)	36-13-39	\$46,157.12	December 31, 2024
-----	---------------------------------	----------	-------------	-------------------

Predominant Land Use: Irrigated and dryland cropground
 This tract is located 3 miles south of Ogallala, NE.
 Improvements to be sold include: 56 acres of chemical spraying of wheat stubble. Total Value: \$880.00
 The 2 center pivot irrigation systems, irrigation pump and gearhead, diesel motor, fertilizer and fuel tank are to be considered personal property and are subject to removal by the previous lessee.
 The irrigation well and buried irrigation waterline and buried electrical line and 5 water concentration pits are owned by the School Trust and all right, title and interest shall remain with the School Trust.
 STIPULATION: See Below.

58	All (640 acres, more or less)	36-14-40	\$16,463.66	December 31, 2024
----	----------------------------------	----------	-------------	-------------------

Predominant Land Use: Grassland and dryland cropground
 This tract is located 1 mile east and 4 miles north of Brule, NE.
 Improvements to be sold include: 970 rods of fence. Total Value: \$3,900.00
 The lessee elects to harvest 34.3 acres of fall-seeded wheat.
 STIPULATION: See Below.

59a	That part of NE4 lying North of hard surfaced road, subject to easement for floodage covering 14.54 acres (26.96 acres, more or less)	36-15-40	\$5,000.00	December 31, 2026
-----	--	----------	------------	-------------------

Predominant Land Use: Commercial/mobile home sites
 This tract is located on the south edge of Lakeview Nebraska area.
 Improvements to be sold include: Domestic well, submersible pump, pipe, wire and fittings and 2 pressure tanks. Total Value: \$3,100.00
 The well house, 11 mobile home units with attached wooden decks and all sheds/carports are to be considered personal property and are subject to removal by the previous lessee.
 All buried water lines and hydrants are owned by the School Trust and all right, title and interest shall remain with the School Trust.
 STIPULATION: Throughout the entire term of this Lease, this land shall be used by Lessee as a site for not more than eleven (11) total mobile homes; not more than one (1) of these mobile homes shall be owned or occupied by Lessee; and none of these mobile homes shall be located within the area covered by the floodage easement. The rent for this land during the term of this Lease shall be \$5,000.00 per year. The Board may terminate this Lease 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.

65	All (640 acres, more or less)	36-14-41	\$23,982.00	December 31, 2024
----	----------------------------------	----------	-------------	-------------------

Predominant Land Use: Dryland cropground and grassland
 This tract is located 4 miles west and 3 miles north of Brule, NE.
 Improvements to be sold include: 975 rods of fence, stockwell, submersible pump, pipe, wire and fittings, rubber tire stock tank, cistern and buried waterline. Total Value: \$11,000.00

66	All (640 acres, more or less)	16-15-41	\$10,122.66	December 31, 2024
----	----------------------------------	----------	-------------	-------------------

Predominant Land Use: Grassland
 This tract is located 9 miles north and 15 miles west of Ogallala, NE.
 Improvements to be sold include: 160 rods of fence, stockwell, submersible pump, pipe, wire and fittings and bottomless tank. Total Value: \$5,000.00
 The steel water storage tank is to be considered personal property and is subject to removal by the previous lessee.

67	All (640 acres, more or less)	36-15-41	\$9,918.70	December 31, 2024
----	----------------------------------	----------	------------	-------------------

Predominant Land Use: Grassland
 This tract is located 6 miles north and 12 miles west of Ogallala, NE.
 Improvements to be sold include: 425 rods of fence, stockwell, rod, pipe and cylinder, mill, steel tower and stock tank. Total Value: \$6,100.00

STIPULATION: (applicable to Tracts #22, 27, 47a, 47b, 48b and 58): The Board may terminate this Lease 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.

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

KORT KEMP, FIELD REPRESENTATIVE

33765 S. Blackwood Road

Wallace, NE 69169

TELEPHONE: 308/387-4279

CELLULAR: 308/340-7143

SHELLY TROJAN, ADMINISTRATIVE ASSISTANT

555 North Cotner Blvd.

Lincoln, NE 68505

TELEPHONE: 402-471-3144 Ext. 16

www.belf.nebraska.gov