

NOTICE OF KEYA PAHA 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 Keya Paha County in Springview, Nebraska, the following educational lands within said County:

DATE: November 14, 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 28, 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	E2 except 14.7 acres of Hwy 12 (305.30 acres, more or less)	36-35-17	\$9,207.40	December 31, 2022

Predominant Land Use: Grassland and dryland cropground

This tract is located 11 miles northeast of Mills, Nebraska on Hwy 12.

Improvements to be sold include: 938 rods of fence, solar plant, stockwell, 2 tanks, 1,047' of pipeline, 2 hydrants and 2 protectors. Total Value: \$23,700.00

The bottomless tank and hydrant protector are to be considered personal property and are subject to removal by the previous lessee.

The 130' and 150' of pipeline in the NE4NE4 and SE4SE4 are owned by the School Trust and all right, title and interest shall remain with the School Trust.

4b	W2 except 15.8 acres of Hwy 12 (304.20 acres, more or less)	36-35-17	\$10,411.86	December 31, 2022
----	--	----------	-------------	-------------------

Predominant Land Use: Grassland and dryland cropground

This tract is located 11 miles northeast of Mills, Nebraska on Hwy 12.

Improvements to be sold include: 650 rods of fence and underground pipe. Total Value: \$2,000.00

The 105 rods of interior fence and airplane hangar are to be considered personal property and are subject to removal by the previous lessee.

10	All except 5.7 acres of road (634.30 acres, more or less)	16-33-19	\$23,979.34	December 31, 2022
----	--	----------	-------------	-------------------

Predominant Land Use: Grassland and dryland cropground

This tract is located 11 miles east of Springview, NE.

Improvements to be sold include: 1,300 rods of fence, 2 stockwells, pump, pressure tank and 7 tanks. Total Value: \$14,900.00

The 200 rods of interior fence and bottomless tank are to be considered personal property and are subject to removal by the previous lessee.

The livestock water pipeline is owned by the School Trust and all right, title and interest shall remain with the School Trust.

18a	All that part lying East of Hwy #7 (444.18 acres, more or less)	36-33-20	\$12,306.80	December 31, 2022
-----	--	----------	-------------	-------------------

Predominant Land Use: Grassland

This tract is located 8 miles southeast of Springview, Nebraska on Hwy 7

Improvements to be sold include: 590 rods of fence, stockwell, mill, tower and tank. Total Value: \$7,450.00

18b	All that part lying West of Hwy #7 (174.16 acres, more or less)	36-33-20	\$5,204.48	December 31, 2022
-----	--	----------	------------	-------------------

Predominant Land Use: Grassland

This tract is located 8 miles southeast of Springview, Nebraska on Hwy #7.

Improvements to be sold include: 705 rods of fence. Total Value: \$6,250.00

The 100 rods of interior fence are to be considered personal property and are subject to removal by the previous lessee.

19 All 16-34-20 \$23,968.00 December 31, 2022
 (640 acres, more or less)

Predominant Land Use: Grassland
 This tract is located 4 miles west of Burton, NE.
 Improvements to be sold include: 1,520 rods of fence, 3 stockwells, 4 towers, 4 mills, 5 tanks and pump rod for stockwell. Total Value: \$15,650.00
 The 3 steel tanks are to be considered personal property and are subject to removal by the previous lessee. The stockwell, pipe and cylinder in NW4SE4 are owned by the School Trust and all right, title and interest shall remain with the School Trust.

21 All 36-35-20 \$25,310.38 December 31, 2022
 (640 acres, more or less)

Predominant Land Use: Grassland and dryland cropland
 This tract is located 1 mile west and 3 miles north of Burton, NE.
 Improvements to be sold include: 1,615 rods of fence, stockwell, tower, mill, tank and 2 dugouts. Total Value: \$11,700.00
 The dugout in SW4SW4 is owned by the School Trust and all right, title and interest shall remain with the School Trust.

23 All except 11.18 acres of 16-33-21 \$19,736.98 December 31, 2022
 County Road
 (628.82 acres, more or less)

Predominant Land Use: Grassland
 This tract is located 2 miles west of Springview, NE.
 Improvements to be sold include: 1,440 rods of fence, 2 stockwells, 2 mills, 2 towers and a tank. Total Value: \$14,750.00
 The plastic liner in bottomless tank is to be considered personal property and is subject to removal by the previous lessee.

24 All except 14.55 acres of 36-33-21 \$18,169.02 December 31, 2022
 roads
 (625.45 acres, more or less)

Predominant Land Use: Grassland
 This tract is located 2 miles south of Springview, NE.
 Improvements to be sold include: 1,100 rods of fence, stockwell, pipe, rod and cylinder, mill, tower and tank. Total Value: \$12,500.00
 The submersible pump is to be considered personal property and is subject to removal by the previous lessee.

30a W2NE4 and NW4 except 16-34-22 \$9,101.02 December 31, 2022
 2.43 acres of County Road
 (237.57 acres, more or less)

Predominant Land Use: Grassland
 This tract is located 6 miles north of Cub Creek Reservoir.
 Improvements to be sold include: 560 rods of fence, stockwell, mill, tower and tank. Total Value: \$4,850.00
 The 3 portable steel cattle panels and steel tank are to be considered personal property and are subject to removal by the previous lessee.

30b S2 except 2.42 acres of 16-34-22 \$12,622.42 December 31, 2022
 County Road
 (317.58 acres, more or less)

Predominant Land Use: Grassland
 This tract is located 6 miles north of Cub Creek Reservoir.
 Improvements to be sold include: 520 rods of fence, stockwell, mill, tower and tank. Total Value: \$3,350.00

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.

BOARD OF EDUCATIONAL LANDS AND FUNDS

CORT DEWING, FIELD REPRESENTATIVE
810 North Cherry
Valentine, NE 69201
TELEPHONE: 402/376-3721
CELLULAR: 402/376-5333

SHELLY TROJAN, ADMINISTRATIVE ASSISTANT
555 North Cotner Blvd.
Lincoln, NE 68505
TELEPHONE: 402-471-3144 Ext. 16
www.belf.nebraska.gov