

NOTICE OF SHERIDAN 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 AMERICAN LEGION CLUB, located at 206 Sprague St. in Rushville, Nebraska, the following educational lands within said County:

DATE: November 6, 2025 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 14, 2025, 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>2026 RENTAL</u>	<u>LEASE EXPIRATION</u>
4	All (640 acres, more or less)	36-25-41W	\$9,680.42	December 31, 2035

Predominant Land Use: Grassland
This tract is located 5 miles north and 1 mile east of Bingham, NE.
Improvements to be sold include: 320 rods of fence. Total Value: \$2,300.00
STIPULATION: See below.

6	All (640 acres, more or less)	36-26-41W	\$10,464.00	December 31, 2035
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Predominant Land Use: Grassland
This tract is located 11 miles north and 1 mile east of Bingham, NE.
Improvements to be sold include: 800 rods of fence, stockwell, pipe, rod and cylinder, steel tower, mill, and 2 bottomless tanks. Total Value: \$25,100.00
Personal Property Items: Solar pumping system including solar panels, submersible pump, drop pipe and all wiring at NW¼NE¼ well and all metal cattle panels.
Trust Owned Improvements: Stockwell in NW¼NE¼
STIPULATION: See below.

8	All exc. N½NE¼ (560 acres, more or less)	36-27-41W	\$8,688.80	December 31, 2035
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Predominant Land Use: Grassland
This tract is located 15 miles north and 11 miles east of Ellsworth, NE.
Improvements to be sold include: 400 rods of fence, stockwell, steel tower, mill, and bottomless tank. Total Value: \$9,500.00
STIPULATION: See below.

9	All (640 acres, more or less)	16-28-41W	\$8,998.94	December 31, 2035
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Predominant Land Use: Grassland
This tract is located 24 miles north and 8 miles east of Ellsworth, NE.
Improvements to be sold include: 790 rods of fence, stockwell, and bottomless tank. Total Value: \$7,300.00
Personal Property Items: Drop pipe, rod and cylinder in well, steel tower, and aermotor mill.
STIPULATION: See below.

18	All (640 acres, more or less)	36-31-41W	\$12,115.80	December 31, 2033
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Predominant Land Use: Grassland
This tract is located 12 miles south and 6 miles east of Gordon, NE.
Improvements to be sold include: 640 rods of fence, stockwell, and 2 bottomless tanks. Total Value: \$7,900.00
Personal Property Items: Solar pumping system (solar panel, drop pipe, submersible and all hook-ups), steel tank, all electric fence, and all metal panels.

20	All (640 acres, more or less)	36-32-41W	\$13,241.56	December 31, 2033
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Predominant Land Use: Grassland
This tract is located 6 miles south and 6 miles east of Gordon, NE.
Improvements to be sold include: 690 rods of fence. Total Value: \$1,500.00
Personal Property Items: 300 rods of interior fence in W½

32	All exc. 6.52 acres of road (633.48 acres, more or less)	36-26-42W	\$11,805.32	December 31, 2035
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Predominant Land Use: Grassland
 This tract is located 9 miles north and 6 miles east of Ellsworth, NE.
 Improvements to be sold include: 1,320 rods of fence, 2 stockwells, submersible pump and pipe, steel tower, mill, 3 tanks, and underground waterline. Total Value: \$20,200.00
 Personal Property Items: Stackyard fence and autogates.
 STIPULATION: See below.

46a	W½NE¼, NW¼SE¼, N½SW¼SE¼ and E½SE¼ exc. 6.97 acres of public road ROWs and exc. 13.72 acres of residential acreage (199.31 acres, more or less)	36-33-42W	\$4,138.28	December 31, 2033
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Predominant Land Use: Grassland
 This tract is located on the southwest edge of Gordon, NE.
 Improvements to be sold include: 890 rods of fence and stockwell. Total Value: \$10,900.00
 Personal Property Items: Solar pumping system including solar panels, submersible pump, drop pipe and all wiring, steel stock tank, metal windbreak, and 80 rods of cross fence.
 STIPULATION: Lessee will submit annually to the Field Representative for the Board of Educational Lands and Funds a written grazing plan satisfactory to the Board for the use of this Lease, specifying the stocking rates and grazing dates, which must be approved by the Field Representative in writing prior to the commencement of grazing each year and must be followed by Lessee. Use of this land is limited to the grazing removal of not more than 95 Animal Unit Months (AUMs) of forage, during each year of this Lease.

46b	NW¼ exc. 4.40 acres of Hwy ROW and N½SW¼ (235.6 acres, more or less)	36-33-42W	\$5,170.08	December 31, 2033
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Predominant Land Use: Grassland and dryland cropground
 This tract is located on the southwest edge of Gordon, NE.
 Improvements to be sold include: 960 rods of fence, 2 stockwells, and corrals. Total Value: \$9,900.00
 Personal Property Items: 2 steel tube gates, 30 rods of 6 wire and RR tie fence, drop pipe, submersible pump and all wiring, tire tank, float and tank, drop pipe, rod and cylinder, pipe tower, mill, and 2 stocktanks.
 STIPULATION: Use of this land is limited to grazing not more than 30 cow-calf pairs for 3 months during each year of this Lease. An equivalent number of yearlings may be substituted with the written approval of the Field Representative for the Board of Educational Lands and Funds. The Lease must be used in a rotational grazing manner and may not be grazed during the same period in any two consecutive years. The Board may at any time require that Lessee annually submit a written plan satisfactory to the Board for use of all grassland, specifying the stocking rates and grazing dates, which must be approved in writing by the Board prior to the commencement of grazing each year and shall be followed by Lessee. Furthermore, the appraised value and contributory value to the land of the wood corrals, and ten (10) steel tube gates, inventoried as an appraisable improvement for \$1,360.00, 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 land of the wood corrals, and ten (10) steel tube gates, will be zero, they will not be an appraisable improvement and shall be personal property removable owned by the Lessee. Also, during 2026, Lessee shall perform all work and repairs to cause the stockwell in the NE4NE4NW4 of this section to become a functioning and working stockwell. If the stockwell cannot be sufficiently repaired to render it an adequately functioning and working stockwell, Lessee will then decommission the stockwell in accordance with all applicable laws and regulations of the State of Nebraska. All work shall be completed at Lessee's sole and exclusive cost and expense and not later than December 31, 2026.

46c	S½SW¼ (80 acres, more or less)	36-33-42W	\$3,137.20	December 31, 2033
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Predominant Land Use: Grassland and home site
 This tract is located 1 mile southwest of Gordon, NE.
 Improvements to be sold include: 720 rods of fence, stockwell, submersible pump and wiring, buried line, and house. Total Value: \$53,700.00
 Personal Property Items: All small outbuildings, all metal panels and gates, all stocktanks and livestock waterers, all wood fence around house site, metal autogate by house, metal autogate and all continuous fence around autogate in south fence line.

60	All (640 acres, more or less)	16-27-43W	\$11,421.82	December 31, 2035
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Predominant Land Use: Grassland
 This tract is located 18 miles north and 4 miles east of Lakeside, NE.
 Improvements to be sold include: 1,000 rods of fence, stockwell, drop pipe, rod and cylinder, steel pipe tower, mill, and steel tank. Total Value: \$11,600.00
 STIPULATION: See below.

64	W½ (320 acres, more or less)	16-29-43W	\$4,864.00	December 31, 2035
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Predominant Land Use: Grassland
This tract is located 15 miles south and 4 miles east of Rushville, NE.
Improvements to be sold include: 240 rods of fence. Total Value: \$2,000.00
Personal Property Items: 160 rods of cross fence.
STIPULATION: See below.

79	All (634.38 acres, more or less)	16-25-44W	\$10,365.74	December 31, 2035
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Predominant Land Use: Grassland
This tract is located 6 miles north and 1 mile west of Lakeside, NE.
Improvements to be sold include: 240 rods of fence, stockwell, drop pipe, rod and cylinder, steel tower, mill, and bottomless tank. Total Value: \$12,700.00
Personal Property Items: 480 rods of fence
STIPULATION: See below.

86	All (640 acres, more or less)	36-27-44W	\$8,732.80	December 31, 2035
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Predominant Land Use: Grassland
This tract is located 16 miles north and 1 mile east of Lakeside, NE.
Improvements to be sold include: 960 rods of fence, 2 stockwells, steel tower, mill, and 2 bottomless tanks. Total Value: \$12,900.00
Personal Property Items: 160 rods of fence, steel tower, mill, and solar pumping system including solar panels, submersible pump, drop pipe, all wiring and trailer all at NW¼NW¼ well.
STIPULATION: See below.

88	All (640 acres, more or less)	36-28-44W	\$9,162.60	December 31, 2035
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Predominant Land Use: Grassland
This tract is located 25 miles south and 1 mile east of Rushville, NE.
Improvements to be sold include: 440 rods of fence, stockwell, drop pipe, rod and cylinder, steel tower, mill, and bottomless tank. Total Value: \$9,900.00
Personal Property Items: 160 rods of interior fence in NW¼NW¼
STIPULATION: See below.

90	All (640 acres, more or less)	36-29-44W	\$11,910.86	December 31, 2033
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Predominant Land Use: Grassland
This tract is located 19 miles south and 1 mile east of Rushville, NE.
Improvements to be sold include: 460 rods of fence. Total Value: \$2,600.00
Personal Property Items: 560 rods of interior fence.

91	All (640 acres, more or less)	16-30-44W	\$9,804.82	December 31, 2035
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Predominant Land Use: Grassland
This tract is located 9 miles south and 1 mile west of Rushville, NE.
Improvements to be sold include: 480 rods of fence, stockwell, and stocktank. Total Value: \$7,800.00
Personal Property Items: Solar pumping system including solar panels, submersible pump, drop pipe, and all wiring.
STIPULATION: See below.

103	All (640 acres, more or less)	36-24-45W	\$10,235.80	December 31, 2035
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Predominant Land Use: Grassland
This tract is located 2 miles south and 3 miles west of Lakeside, NE.
Improvements to be sold include: 540 rods of fence; stockwell, drop pipe, rod and cylinder; steel tower; mill; bottomless tank and tank. Total Value: \$8,800.00
STIPULATION: See below.

106	N½ and N½S½ (480 acres, more or less)	16-26-45W	\$7,610.72	December 31, 2035
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Predominant Land Use: Grassland
This tract is located 12 miles north of Antioch, NE.
Improvements to be sold include: Stockwell and bottomless tank. Total Value: \$6,100.00
Personal Property Items: 560 rods of interior fence, solar panels, drop pipe, submersible pump and all hookups.
STIPULATION: See below.

127	All (640 acres, more or less)	36-24-46W	\$10,389.72	December 31, 2033
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Predominant Land Use: Grassland
This tract is located 3 miles south and 1 mile west of Antioch, NE.
Improvements to be sold include: 800 rods of fence; stockwell, drop pipe, rod and cylinder with submersible pump (below cylinder), and wiring; steel tower; mill; and bottomless tank. Total Value: \$15,800.00
STIPULATION: See below.

131	W½W½ and E½E½ (320 acres, more or less)	36-26-46W	\$5,016.02	December 31, 2035
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Predominant Land Use: Grassland
This tract is located 8 miles north and 2 miles west of Antioch, NE.
Improvements to be sold include: None.
Personal Property Items: Approximately 400 rods of interior and cross fence.
STIPULATION: See below.

137	All (640 acres, more or less)	36-28-46W	\$13,578.60	December 31, 2033
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Predominant Land Use: Grassland
This tract is located 22 miles south and 2 miles east of Hay Springs, NE.
Improvements to be sold include: 480 rods of fence, drop pipe, rod and cylinder, steel tower, mill, and bottomless tank. Total Value: \$7,400.00
Personal Property Items: Bottomless tank and float system and all electric fence.
Trust Owned Improvements: Stockwell

139a	N½ (320 acres, more or less)	36-29-46W	\$6,988.16	December 31, 2033
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Predominant Land Use: Grassland
This tract is located 16 miles south and 1 mile east of Hay Springs, NE.
Improvements to be sold include: 510 rods of fence, dam, stockwell, and bottomless tank. Total Value: \$18,800.00
Personal Property Items: Solar pumping system including solar panels, submersible pump, drop pipe and all wiring.
STIPULATION: The appraised value and contributory value to the land of the approximate 14,000 cu. yard dam, now inventoried as an appraisable improvement for \$2,100.00, and all costs thereof will depreciated and reduced at the rate of \$300.00 per year for seven (7) years commencing January 1, 2026 and ending December 31, 2032, at which time the approximate 14,000 cu. yard dam 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.

139b	S½ (320 acres, more or less)	36-29-46W	\$7,261.18	December 31, 2033
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Predominant Land Use: Grassland
This tract is located 16 miles south and 1 mile east of Hay Springs, NE.
Improvements to be sold include: 1,280 rods of fence. Total Value: \$7,100.00

148	All (640 acres, more or less)	36-35-46W	\$9,861.46	December 31, 2033
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Predominant Land Use: Grassland and dryland cropground
This tract is located 19 miles north of Hay Springs, NE.
Improvements to be sold include: 805 rods of fence. Total Value: \$23,900.00
Personal Property Items: Tire tank, mill, tower, bottomless tank, pipe and cylinder in well.
Trust Owned Improvements: Stockwell.
STIPULATION: See below.

STIPULATION (applicable to Tracts #4, 6, 8, 9, 32, 60, 64, 79, 86, 88, 91, 103, 106, 127, 131, and 148): The Board may terminate this Lease, in whole or in part, 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.

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 2026 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, 2026, 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:

PAT SPEIRS
FIELD REPRESENTATIVE
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Visit belf.nebraska.gov

