

NOTICE OF SIOUX 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 Harrison Bible Church, 695 Main Street in Harrison, Nebraska, the following educational lands within said County:

DATE: November 5, 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 10, 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>
2	All (640 acres, more or less)	36-24-53W	\$8,693.42	December 31, 2033

Predominant Land Use: Grassland

This tract is located 28 miles south and 19 miles east of Agate, NE.

Improvements to be sold include: 800 rods of fence. Total Value: \$7,600.00

Personal Property Items: Steel windbreak and wood windbreak.

23	All (640 acres, more or less)	36-31-53W	\$11,208.92	December 31, 2033
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Predominant Land Use: 1 mile of Dead Man's Creek, dryland cropground, and pasture. Hunting and other recreational potential.

This tract is located 5 miles south and 20 miles east of Harrison, NE.

Improvements to be sold include: 1,460 rods of fence and 7 steel tube gates. Total Value: \$15,200.00

Personal Property Items: 310 rods of fence and all hunting blinds.

24	All (640.29 acres, more or less)	16-32-53W	\$9,260.86	December 31, 2033
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Predominant Land Use: Timbered pasture and dryland cropground. Hunting and other recreational potential.

This tract is located 4 miles north and 17 miles east of Harrison, NE.

Improvements to be sold include: 1,200 rods of fence. Total Value: \$8,400.00

Personal Property Items: 160 rods of east/west cross fence and stackyard fence.

30	All exc. 19.74 acres of Hwys #2 and #71 (615.48 acres, more or less)	36-35-53W	\$7,714.18	December 31, 2033
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Predominant Land Use: Grassland

This tract is located 19 miles north and 19 miles east of Harrison, NE.

Improvements to be sold include: 1,280 rods of fence, small stock dam, and large stock dam. Total Value: \$15,600.00

Personal Property Items: All above ground waterline, stock tank, and float.

STIPULATION: The appraised value and contributory value to the land of the large stock dam, now inventoried as an appraisable improvement for \$4,500.00, and all costs thereof will be depreciated and reduced at the rate of \$250.00 per year for six (6) years commencing January 1, 2026, and ending December 31, 2031, at which time the large stock dam's appraised value and contributory value to the land will be no more than \$3,000.00. The depreciated appraised value and contributory value of the large stock dam will be further reduced by the cost to cure defects, which may include but are not limited to, erosion to the structure or emergency spillway, silting of the permanent pool and any other defect that may reduce the contributory value.

62	S½ (320 acres, more or less)	25-27-55W	\$4,739.40	December 31, 2033
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Predominant Land Use: Grassland

This tract is located 10 miles south and 5 miles east of Agate, NE.

Improvements to be sold include: 640 rods of fence and stockwell. Total Value: \$5,900.00

Personal Property Items: Steel stock tank, tire tank and float, and all steel cattle panels.

STIPULATION: Lessee will plug and properly decommission the abandoned stockwell located in the SE4SW4 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, no later than December 31, 2026. See additional stipulation below.

63	All (640 acres, more or less)	36-27-55W	\$8,872.20	December 31, 2033
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Predominant Land Use: Grassland
This tract is located 10 miles south and 5 miles east of Agate, NE.
Improvements to be sold include: 1,120 rods of fence. Total Value: \$6,800.00
Personal Property Items: 100 rods of interior fence and 3 stocktanks.
STIPULATION: See below.

64	All (640 acres, more or less)	16-28-55W	\$5,695.46	December 31, 2035
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Predominant Land Use: Grassland
This tract is located 1 mile south and 2 miles east of Agate, NE.
Improvements to be sold include: 320 rods of fence; stockwell, drop pipe, rod and cylinder; steel tower; mill; and 5 steel tanks. Total Value: \$9,200.00
STIPULATION: See below.

66	All exc. 2.27 acres of Hwy #29 in W½W½ (637.73 acres, more or less)	16-29-55W	\$8,857.28	December 31, 2033
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Predominant Land Use: Grassland
This tract is located 14 miles south and 5 miles east of Harrison, NE.
Improvements to be sold include: 720 rods of fence, 2 stockwells, steel tower, mill, cistern, underground waterline, tire tanks, and solar system with 2 panels, sub pump, drop pipe and wiring. Total Value: \$32,800.00
Personal Property Items: Large metal water storage tank on wheels at NW¼SW¼ well, all continuous metal fence around both tank locations and all metal cattle panels.

72a	SW¼NE¼, North 200' of West 200' of SE¼ and all that part of SW¼ lying East of Hat Creek Road exc. the South 50' thereof (126.46 acres, more or less)	16-32-55W	\$1,885.58	December 31, 2033
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Predominant Land Use: Grassland
This tract is located 4 miles north and 5 miles east of Harrison, NE.
Improvements to be sold include: 320 rods of fence. Total Value: \$6,300.00
Personal Property Items: Underground waterline.

72b	All that part of W½W½ lying West of Hat Creek Road (150.22 acres, more or less)	16-32-55W	\$1,854.98	December 31, 2033
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Predominant Land Use: Grassland
This tract is located 4 miles north and 5 miles east of Harrison, NE.
Improvements to be sold include: 360 rods of fence. Total Value: \$5,200.00
Personal Property Items: 80 rods of interior fence and rubber tire stocktank.

80a	E½ and N½NW¼ (400 acres, more or less)	36-24-56W	\$4,828.66	December 31, 2032
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Predominant Land Use: Grassland
This tract is located 28 miles south and 1 mile east of Agate, NE.
Improvements to be sold include: 1,000 rods of fence and stockwell. Total Value: \$3,000.00
Personal Property Items: All stocktanks, all metal gates and all metal continuous fence, wood tower, mill, drop pipe, rod and cylinder in well, and all electric fence.

80b	SW¼ and S½NW¼ (240 acres, more or less)	36-24-56W	\$17,847.50	December 31, 2032
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Predominant Land Use: Canal irrigated cropground (pivot and gravity) and grassland
This tract is located 28 miles south and 1 mile east of Agate, NE.
Improvements to be sold include: 360 rods of fence, stockwell, 4 concrete ditches, conversion to 3 phase, underground wire in conduit, irrigation pit, buried water and electric lines, electric panel and wiring. Total Value: \$8,100.00
Personal Property Items: Electric motor; irrigation pump with discharge head, column and bowls; pivot irrigation system and control box; all buildings; and pumpjack, pipe and cylinder at stockwell.
STIPULATION: The appraised value and contributory value to the land of the conversion to 3 phase and 800' buried underground wire, irrigation pit (including pit, inlet, overflow and pump structure), 1,800' of buried waterline and buried electric line, breaking sod, landleveling and pivot pad, now inventoried as appraisable improvements for \$2,700.00, and all costs thereof will be depreciated and reduced at the rate of \$1,350.00 per year for two (2) years commencing January 1, 2026, and ending December 31, 2027, at which time the conversion to 3 phase and 800' buried underground wire, irrigation pit (including pit, inlet, overflow and pump structure), 1,800' of buried waterline and buried electric line, breaking sod, landleveling and pivot pad and all costs thereof will be fully depreciated, their appraised value and contributory value to the land will be zero, they will not be appraisable improvements and shall be owned by the School Trust. Furthermore, the appraised value and contributory value to the land of the 2,650 feet of concrete irrigation ditch inventoried as an appraisable improvement for \$1,000.00, 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 2,650 feet of concrete irrigation ditch will be zero, it will not be an appraisable improvement and shall be owned by the School Trust.

90	All (640 acres, more or less)	36-29-56W	\$6,859.00	December 31, 2035
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Predominant Land Use: Grassland
This tract is located 1 mile north and 2 miles west of Agate, NE.
Improvements to be sold include: 320 rods of fence and stockwell. Total Value: \$2,500.00
Personal Property Items: Pipe, rod and cylinder in well; tower; and 400 rods of interior fence.
STIPULATION: Lessee will plug and properly decommission the abandoned stockwell located in the NE¼SW¼ 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, 2026. See further stipulation below.

96	All (640 acres, more or less)	36-32-56W	\$6,007.66	December 31, 2035
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Predominant Land Use: ¼ mile of Sowbelly Creek and timbered pasture. Hunting and other recreational potential.
This tract is located 1 mile north and 2 miles east of Harrison, NE.
Improvements to be sold include: 480 rods of fence, stockwell, tire tank, and 3 steel tanks. Total Value: \$6,300.00
Personal Property Items: Solar pumping system (panels, submersible pump, drop pipe and all wiring), steel tower, mill, all continuous metal fence corrals, and all metal cattle panels.
STIPULATION: See below.

115	All exc. 1.39 acres of Hwy #20 in N½NW¼ (638.61 acres, more or less)	16-31-57W	\$8,036.24	December 31, 2033
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Predominant Land Use: Grassland
This tract is located 2 miles south and 7 miles west of Harrison, NE.
Improvements to be sold include: 160 rods of fence. Total Value: \$1,300.00

STIPULATION (applicable to Tracts #64, 90 and 96): 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.

STIPULATION (applicable to Tracts #62 and 63): 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.

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:

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