

NOTICE OF BOX BUTTE 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 KNIGHT MUSEUM & SANDHILLS CENTER, 908 Yellowstone, Alliance, Nebraska, the following educational lands within said County:

DATE: November 12, 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 20, 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.

TRACT	DESCRIPTION	SEC.TWP.RGE	2026 RENTAL	LEASE EXPIRATION
8a	All exc. SW¼NW¼ (600 acres, more or less)	36-27-47W	\$11,008.80	December 31, 2033

Predominant Land Use: Grassland and dryland cropground
This tract is located 11 miles north and 6 miles east of Alliance, NE.
Improvements and growing crops to be sold include: 1,440 rods of fence, stockwell with drop pipe, rod and cylinder, submersible pump and wire, steel tower, mill, bottomless tank, and 36 acres of dryland alfalfa. Total Value: \$18,200.00

8b	SW¼NW¼ (40 acres, more or less)	36-27-47W	\$754.80	December 31, 2033
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Predominant Land Use: Dryland cropground and grassland
This tract is located 11 miles north and 6 miles east of Alliance, NE.
Improvements to be sold include: 80 rods of fence. Total Value: \$600.00
Personal Property Items: 80 rods of fence along road and stocktank.

12	All (640 acres, more or less)	36-24-48W	\$9,660.90	December 31, 2033
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Predominant Land Use: Grassland
This tract is located 6 miles south and 2 miles east of Alliance, NE.
Improvements to be sold include: 480 rods of fence. Total Value: \$3,700.00
Personal Property Items: 100 rods of interior fence in N½NE¼

13	All that part lying West of Hwy #2 exc. approx. 41.19 acres in NE corner (548.85 acres, more or less)	16-25-48W	\$60,251.56	December 31, 2032
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Predominant Land Use: Pivot irrigated cropground, dryland cropground and grassland
This tract is located 3 miles north and 2 miles west of Alliance, NE.
Improvements and growing crops to be sold include: 800 rods of fence, stockwell, and 134 acres of pivot irrigated wheat. Total Value: \$20,200.00
Personal Property Items: 2 center pivot systems and control panels, 2 water meters, 2 electric motors, control panels and hookups, 2 discharge heads, columns and bowls, pumpjack and motor, drop pipe, rod and cylinder, all stock tanks, and 100 rods of pasture crossfence.
Trust Owned Improvements: 2 irrigation wells and all buried electric line.
The lessee has elected to harvest 158.7 acres of fall-seeded wheat. Amount of 2026 rent to be refunded: \$4,693.00

16	All exc. 9.99 acres of Hwy #385 in N½N½ and exc. residential acreages and improvement sites along North edge of NE¼ and in NE corner of the SE¼ (622.02 acres, more or less)	16-27-48W	\$19,522.30	December 31, 2033
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Predominant Land Use: Dryland cropground and grassland
This tract is located 7 miles east of Hemingford, NE.
Improvements to be sold include: 730 rods of fence, stockwell, and 340 acres of chemically sprayed wheat stubble. Total Value: \$14,290.00
Personal Property Items: 520 rods of fence, all wire cattle panels, all corral and lot fence, 4 steel bins, and concrete feed bunkers.
Trust Owned Improvements: Concrete apron.
The lessee has elected to harvest 140 acres of fall-seeded wheat. Amount of 2026 rent to be refunded: \$4,620.00
STIPULATION: The Board may terminate this Lease in part, prior to its scheduled expiration date of December 31, 2033, by giving at least sixty (60) days written notice of partial termination to the Lessees, only with respect to not more than ten (10) total acres located around the existing deeded home site in the NE¼SE¼ of this section, or portions thereof.

23	All (640 acres, more or less)	36-25-49W	\$86,907.10	December 31, 2032
Predominant Land Use: Pivot irrigated cropground and dryland cropground This tract is located 5 miles west of Alliance, NE. Improvements and growing crops to be sold include: Stockwell, 138.55 acres of pivot irrigated wheat, and 173 acres of chemically sprayed wheat stubble. Total Value: \$21,970.00 Personal Property Items: 3 center pivot systems and control panels, 3 water meters, 3 electric motors, control panels and hook-ups, 3 discharge heads, columns and bowls, 3 chemigation valves and tanks, submersible pump, drop pipe and all wiring. Trust Owned Improvements: 3 irrigation wells, buried waterline, and all buried electric line.				
25	All (640 acres, more or less)	36-26-49W	\$11,392.36	December 31, 2033
Predominant Land Use: Grassland This tract is located 5 miles north and 5 miles west of Alliance, NE. Improvements to be sold include: 1,120 rods of fence, stockwell, and 2 stock tanks. Total Value: \$21,400.00 Personal Property Items: 2 solar pumping systems (panels, drop pipes, submersibles and all hook-ups) and all metal cattle panels. Trust Owned Improvements: Stockwell in SWSE				
26	All exc. 53.51 acres (586.49 acres, more or less)	16-27-49W	\$18,993.16	December 31, 2033
Predominant Land Use: Dryland cropground and grassland This tract is located 1 mile east of Hemingford, NE. Improvements to be sold include: 720 rods of fence, stockwell, and 148 acres of chemically sprayed wheat stubble. Total Value: \$8,620.00 Personal Property Items: Drop pipe, rod and cylinder, pumpjack and motor, all wire cattle panels, and all stocktanks. The lessee has elected to harvest 236 acres of fall-seeded wheat. Amount of 2026 rent to be refunded: \$9,044.27				
30	All (640 acres, more or less)	16-24-50W	\$11,647.90	December 31, 2033
Predominant Land Use: Grassland This tract is located 3 miles south and 12 miles west of Alliance, NE. Improvements to be sold include: Stockwell. Total Value: \$4,100.00 Personal Property Items: 980 rods of fence, solar pumping system, panels, submersible, drop pipe and hookups, all stock tanks, granary, all corrals, metal gates, and metal cattle panels.				
32	E½ (320 acres, more or less)	16-25-50W	\$52,740.00	December 31, 2032
Predominant Land Use: Pivot irrigated cropground and dryland cropground This tract is located 2 miles north and 14 miles west of Alliance, NE. Improvements to be sold include: None Personal Property Items: 2 center pivot systems and control panels, 2 water meters, 2 electric motors, control panels and hookups, 2 discharge heads, columns and bowls, 2 chemigation valves, and tanks. Trust Owned Improvements: 2 irrigation wells and all buried electric line.				
34	W½ (320 acres, more or less)	16-26-50W	\$32,730.60	December 31, 2032
Predominant Land Use: Pivot irrigated cropground and dryland cropground This tract is located 5 miles west and 6 miles south of Hemingford, NE. Improvements to be sold include: 80 acres of chemically sprayed wheat stubble. Total Value: \$2,240.00 Personal Property Items: Center pivot system and control panel, water meter, electric motor, electric control panel and all electric hook-ups, discharge head, column and bowls. Trust Owned Improvements: Irrigation well and buried electric wire.				
40	All (640 acres, more or less)	16-24-51W	\$9,975.26	December 31, 2033
Predominant Land Use: Grassland This tract is located 3 miles south and 18 miles west of Alliance, NE. Improvements to be sold include: 560 rods of fence. Total Value: \$3,200.00 STIPULATION: See below.				

42a & 43a	NW¼ 15-25-51W and N½ (480 acres, more or less)	16-25-51W	\$7,960.40	December 31, 2033
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Predominant Land Use: Grassland
 This tract is located 2 miles north and 20 miles west of Alliance, NE.
 Improvements to be sold include: 480 rods of fence. Total Value: \$2,300.00
 Personal Property Items: Steel tower, mill, and all electric fence.
 STIPULATION: See below.

42b & 43b	SW¼ 15-25-51W and S½ (480 acres, more or less)	16-25-51W	\$7,791.40	December 31, 2033
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Predominant Land Use: Grassland
 This tract is located 2 miles north and 20 miles west of Alliance, NE.
 Improvements to be sold include: 320 rods of fence. Total Value: \$2,300.00
 STIPULATION: See below.

STIPULATION (applicable to Tracts #40, 42a, 42b, 43a and 43b): 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.

The Lessee making each election to harvest fall-seeded crops will pay the 2026 rent on those acres. In the event of such election, the successful bidder, if other than the previous Lessee, will receive a refund of 2026 rent equal to the amount so paid by the previous Lessee.

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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