

NOTICE OF DEUEL 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 Deuel County in Chappell, Nebraska, the following educational lands within said County:

DATE: November 13, 2025 TIME: 2:00 p.m.

In the event of inclement weather and/or bad roads, the Board’s Field Representative may postpone the sale until November 21, 2025, at 2:00 p.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
2	East 20 acres of the W½ and the E½ (340 acres, more or less)	16-13-42W	\$31,117.00	December 31, 2032

Predominant Land Use: Pivot irrigated cropland, dryland cropland and homesite
This tract is located 3 miles north and 3 miles west of Big Springs, NE.
Improvements to be sold include: Stockwell, domestic well, and irrigation well. Total Value: \$400.00
Personal Property Items: House, sewer system, grain bin, chicken house, shop, wash house, 2 granaries, machine shed, storage shed, barn, electric fence, submersible pump, pipe and wire, pivot system, submersible pump, pipe and wire, flow meter, head, column, bowls, motor, and motor panel.
Trust Owned Improvements: Buried waterline.
STIPULATION: The Board of Educational Lands and Funds will attempt to provide a replacement irrigation well for the existing pivot on the E2. The Board will provide any necessary buried electric service and underground water lines to accommodate the new irrigation well. The Board plans to have this project completed by May 1, 2026, barring weather conditions and vendor availability to complete the work by that time. If these items are not completed by this date, the Board will determine if any rental adjustment will be made for the 2026 crop year. Lessee will not be entitled to any damages due to delay, regardless of the reason therefore, in completion of aforementioned work. Lessee will furnish and provide the electric motor and pump complete, including the head, bowl and column, discharge tube, flow meter, the center pivot system and concrete pad, and all other items, fixtures and appurtenances (except only the well, casing, and underground electric and water lines) necessary to continue pivot irrigation of this land. The Lessee will be required to contract with Wheat Belt Public Power District and pay the electricity charges throughout the term of this Lease. The Lessee will be responsible to pay any deposit or bond that Wheat Belt Public power may require in order to provide electric service. The pump complete, including the head, bowl, column, electric motor, discharge tube (and flow meter if required by the NRD) will be classified as appraisable improvements owned by the Lessee. The cost of the concrete pad will be paid for by the Lessee, but said pad will be owned by the School Land Trust. The pivot system will be personal property and removable. If adequate irrigation water is not found for the irrigation well, the Board will determine the appropriate use and rental for 2026 and the remainder of the Lease term. The Lease will include the 3-acre building site in the Northeast corner of the property. The new Lessee will not be responsible for the removal of the buildings nor cleanup. No rent will be charged on said 3 acres during the first year of the Lease.

23	All exc. 1.32 acres for County Road #16 along North boundary of NW¼NW¼ (638.68 acres, more or less)	16-13-46W	\$17,013.02	December 31, 2032
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Predominant Land Use: Dryland cropland and grassland
This tract is located 6 miles west of Chappell, NE.
Improvements to be sold include: 1,300 rods of fence, stockwell, submersible pump, pipe and wire, buried waterline, house, granary, and 198 acres of chemically sprayed wheat stubble. Total Value: \$21,000.00
Personal Property Items: Stock tanks, lot fence, and steel gates.
The lessee has elected to harvest 101 acres of fall-seeded wheat. Amount of 2026 rent to be refunded: \$3,667.50

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:

JOE MARTIN
FIELD REPRESENTATIVE
Bayard, NE 69334
PHONE: (308) 586-1045
CELL: (308) 920-2423

LAURA LINDEN
AG LEASE ADMINISTRATOR
555 North Cotner Blvd.
Lincoln, NE 68505
PHONE: 402/471-3144

Visit belf.nebraska.gov

