

NOTICE OF DIXON 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 Dixon County in Ponca, Nebraska, the following educational lands within said County:

DATE: November 14, 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 December 1, 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>
1	NW¼NE¼ (40 acres, more or less)	35-27-04E	\$13,528.40	December 31, 2032

Predominant Land Use: Irrigated and dryland cropground
This tract is located ½ mile north and 3½ miles west of Wakefield, NE.
Improvements to be sold include: None
Personal Property Items: All irrigation equipment.

2-A	SW¼, W½W½SE¼ & part of E½W½SE¼ lying West of fence & line extended from North end of fence to North line of SE¼ (201.5 acres, more or less)	09-29-04E	\$70,305.00	December 31, 2032
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Predominant Land Use: Dryland and pivot irrigated cropground
This tract is located 5½ miles north and 1 mile east of Dixon, NE.
Improvements to be sold include: 460 rods of fence. Total Value: \$460.00
Personal Property Items: Irrigation pump, column, gearhead, diesel power unit, generator, center pivot system, and fuel tank.
Trust Owned Improvements: Irrigation well and buried pipe from well to pivot point.

2-Ba	E½NE¼ (80 acres, more or less)	36-29-04E	\$20,912.16	December 31, 2032
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Predominant Land Use: Dryland cropground
This tract is located 3 miles west and 2 miles north of Allen, NE.
Improvements to be sold include: 160 rods of fence. Total Value: \$0.00

2-Bb	W½NW¼ (80 acres, more or less)	36-29-04E	\$13,759.20	December 31, 2032
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Predominant Land Use: Dryland cropground and grassland
This tract is located 3 miles west and 2 miles north of Allen, NE.
Improvements to be sold include: 120 rods of fence, stockwell, and submersible pump. Total Value: \$2,090.00
Personal Property Items: All electric fence, stock tank and float system.

3a	NW¼NW¼ (40 acres, more or less)	36-30-04E	\$7,950.00	December 31, 2032
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Predominant Land Use: Grassland
This tract is located 4 miles west and 1 mile north of Martinsburg, NE.
Improvements to be sold include: Stockwell. Total Value: \$0.00
Personal Property Items: All fence, submersible pump, pressure tank, underground waterlines, hydrants, mobile home, hog and cattle sheds, granaries, cribs, outbuildings, all electrical wiring and hookups, all steel gates and panels, all feedbunks, stock tanks, fuel tanks, and all equipment and machinery.

3b	SW¼SW¼ (40 acres, more or less)	36-30-04E	\$3,453.40	December 31, 2032
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Predominant Land Use: Timbered pasture. Hunting and other recreational potential.
This tract is located 4 miles west and 1 mile north of Martinsburg, NE.
Improvements to be sold include: None.
Personal Property Items: All fence, all stock tanks and livestock feeders.

5a	Part of Lot 3, all accretions to Lot 3, Lot 4, all accretions to Lot 4 except 0.80 acres & part of Lot 5 (462.38 acres, more or less)	36-32-04E	\$70,781.76	December 31, 2032
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Predominant Land Use: Dryland cropground and timbered grassland
 This tract is located 4 miles north of Newcastle, NE.

Improvements to be sold include: 205 rods of fence. Total Value: \$310.00

STIPULATION: Notwithstanding the noxious weed control provisions provided in the body of this Lease, the following stipulation shall apply regarding noxious weeds: The Board will supply the chemicals necessary to treat the noxious weeds on all of the grassland covered by this Lease, and provide detailed instructions for the chemical application. However, if the Board or its representative determines at any time, in their sole and absolute discretion, that the noxious weed problems are due to inaction or neglect on the part of the Lessee, then Lessee will furnish, at Lessee’s sole and exclusive cost and expense, all chemical and the labor and equipment necessary to apply the chemicals and will apply the chemicals timely and in exact accordance with the instructions provided by the Board. Lessee will also effectively control, to the Board’s satisfaction, the noxious weeds on any cropland covered by this Lease at Lessee’s sole and exclusive cost and expense at all times during the term of this Lease. When necessary to apply the recommended chemical, the Lessee will provide a NE Department of Agriculture Pesticide Applicator ID number or contract with a commercial applicator to apply the chemical at Lessee’s expense.

5 & 6-B	NE¼NE¼SE¼, Lot 1, all accretions to Lot 1 & an irregular tract in the accretion to Lot 2 in 36-32-04E; Lots 3 & 4 plus an irregular tract in the accretions to Lots 2, 3 & 4 (606.5 acres, more or less)	31-32-05E	\$154,359.18	December 31, 2032
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Predominant Land Use: Pivot irrigated and dryland cropground, grassland and river accretion
 This tract is located approximately 4 miles north of Newcastle, NE.
 Improvements to be sold include: Irrigation pump, column, and gearhead. Total Value: \$10,000.00
 Personal Property Items: Grain bin, diesel power unit with generator, center pivot irrigation system and fuel tank.
 Trust Owned Improvements: Irrigation well.
 STIPULATION: 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.

6-A	N½NE¼ (80 acres, more or less)	16-29-05E	\$22,381.00	December 31, 2032
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Predominant Land Use: Dryland cropground
 This tract is located 1 mile southwest of Martinsburg, NE.
 Improvements to be sold include: 200 rods of fence. Total Value: \$730.00

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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David City, NE 68632
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