

NOTICE OF HITCHCOCK 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 TCDC Building Community Room, located at 406 East 1st Street in Trenton, Nebraska, the following educational lands within said County:

DATE: November 19, 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 26, 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>
8	All (622 acres, more or less)	36-04-31W	\$63,342.90	December 31, 2032

Predominant Land Use: Irrigated croppground, dryland croppground and grassland
This tract is located 4 miles east and 3 miles north of Culbertson, NE.
Improvements to be sold include: 830 rods of fence; 2 stockwells; submersible pump, pipe and line; gear drive; 2 sets of heads, columns, and bowls; irrigation motor; panel hookups and chemigation valve. Total Value: \$25,160.00
Personal Property Items: Stock tanks and floats, irrigation motor, fuel tank, 2 pivots and panels, panels around motor, barn, house and pressure tank in house, shop, cattle shed, bridges for pivots, steel gates, all electric fence, tower, gear drive, column, and 4 stage bowls.
Trust Owned Improvements: 3 irrigation wells, buried water and electric lines.
The lessee has elected to harvest 166 acres of fall-seeded wheat. Amount of 2026 rent to be refunded: \$11,736.78

20	All (640 acres, more or less)	36-02-33W	\$27,915.96	December 31, 2032
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Predominant Land Use: Dryland croppground and grassland
This tract is located 5 miles south of Trenton, NE.
Improvements to be sold include: 2,400 rods of fence, 2 stockwells, pipe, rod and cylinder, steel tower, and mill. Total Value: \$15,560.00
Personal Property Items: Submersible pump and stock tanks.
The lessee has elected to harvest 108 acres of fall-seeded wheat. Amount of 2026 rent to be refunded: \$6,912.00

21	All (640 acres, more or less)	16-03-33W	\$32,022.70	December 31, 2032
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Predominant Land Use: Dryland croppground and grassland
This tract is located 3 miles north and 1½ miles west of Trenton, NE.
Improvements to be sold include: 1,785 rods of fence, stockwell, submersible pump, 4 stock tanks with floats, and livestock pipeline. Total Value: \$33,130.00
STIPULATION: The appraised value and contributory value to the land of the 5,700’ of livestock pipeline and 4 stock tanks with floats, now inventoried as appraisable improvements for \$810.00, will be fully depreciated by December 31, 2026, at which time the 5,700’ of livestock pipeline and 4 stock tanks with floats, all costs thereof, will be fully depreciated, their appraised value and contributory value to the land will be zero and they will become appraisable improvements with zero value, and cannot be removed from the real estate.

31	NE¼, NE¼NW¼, E½SE¼ except 2.78 acres (277.22 acres, more or less)	36-03-34W	\$10,808.06	December 31, 2032
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Predominant Land Use: Grassland and dryland croppground
This tract is located 4½ miles west of Trenton, NE.
Improvements to be sold include: 610 rods of fence, stockwell, and 79 acres of chemically sprayed wheat stubble. Total Value: \$8,710.00
Personal Property Items: Submersible pump, stock tank, and cattle panels.

32	All (640 acres, more or less)	16-04-34W	\$22,400.10	December 31, 2032
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Predominant Land Use: Grassland and dryland croppground
This tract is located 2 miles south and 2 miles west of Palisade, NE.
Improvements to be sold include: 1,095 rods of fence, 2 stockwells, submersible pump, pipe and wiring, and 2 steel stock tanks. Total Value: \$38,240.00
Personal Property Items: 2 steel towers, 2 mills, cattle panels, and gates.
Trust Owned Improvements: Livestock pipeline and stockwell.

33	All (640 acres, more or less)	36-04-34W	\$22,428.26	December 31, 2032
Predominant Land Use: Grassland and dryland cropground This tract is located 5 miles south of Palisade, NE. Improvements to be sold include: 1,200 rods of fence, 3 stockwells, steel tower, and mill. Total Value: \$22,940.00 Personal Property Items: Solar submersible system, 3 stock tanks, and submersible pump.				
34a	N½ exc. 2 acres of cemetery in NW¼NW¼NW¼ (299.29 acres, more or less)	16-01-35W	\$15,863.94	December 31, 2032
Predominant Land Use: Dryland cropground This tract is located 6 miles south and 2 miles west of Stratton, NE. Improvements to be sold include: 1,020 rods of fence and 148 acres of chemically sprayed wheat stubble. Total Value: \$14,150.00				
34b	S½ (302.46 acres, more or less)	16-01-35W	\$18,917.06	December 31, 2032
Predominant Land Use: Dryland cropground This tract is located 6 miles south and 2 miles west of Stratton, NE. Improvements to be sold include: 180 acres of chemically sprayed wheat stubble. Total Value: \$7,200.00 The lessee has elected to harvest 112 acres of fall-seeded wheat. Amount of 2026 rent to be refunded: \$6,964.00				
35	All (634.99 acres, more or less)	36-01-35W	\$37,420.20	December 31, 2032
Predominant Land Use: Dryland cropground and grassland This tract is located 9 miles south of Stratton, NE. Improvements to be sold include: 760 rods of fence and 198 acres of chemically sprayed wheat stubble. Total Value: \$8,050.00 Personal Property Items: 2 grain bins. The lessee has elected to harvest 224.28 acres of fall-seeded wheat. Amount of 2026 rent to be refunded: \$15,131.87				
36	All exc. 4.34 acres of Hwy 34 in S½SE¼ and exc. 4.48 acres lying South of RR in SE¼SE¼SE¼ (631.18 acres, more or less)	16-02-35W	\$27,267.18	December 31, 2032
Predominant Land Use: Grassland, irrigated cropground, and dryland cropground This tract is located 2 miles west of Stratton, NE. Improvements and growing crops to be sold include: 1,330 rods of fence, 2 stockwells, 4 stocktanks, submersible system, electrical hookups, water flow meter, and 32 acres of alfalfa. Total Value: \$20,395.00 Personal Property Items: 160 rods of fence, stock tank, irrigation motor, pumphouse, wood tower, 2 mills, steel tower, submersible pump and column, Berkeley pump end and pivot. Trust Owned Improvements: Irrigation well, underground livestock pipeline, and underground pipe and electric line. 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.				
39a	NE¼ (160 acres, more or less)	36-03-35W	\$9,630.60	December 31, 2032
Predominant Land Use: Dryland cropground This tract is located 2 miles north of Stratton, NE. Improvements to be sold include: Stockwell and 147 acres of chemically sprayed wheat stubble. Total Value: \$6,260.00 Personal Property Items: Pumpjack, motor, hookups, stock tanks, 4 wood buildings, hog feeders and waterers, lot fencing and 3 grain bins.				
39b	SW¼ (160 acres, more or less)	36-03-35W	\$9,500.86	December 31, 2032
Predominant Land Use: Dryland cropground This tract is located 2 miles north of Stratton, NE. Improvements to be sold include: 145 rods of fence. Total Value: \$820.00				

Predominant Land Use: Dryland cropground
This tract is located 2 miles north of Stratton, NE.
Improvements to be sold include: None.

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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