

NOTICE OF KNOX 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 Knox County in Center, Nebraska, the following educational lands within said County:

DATE: November 13, 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 18, 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>
1a	W½SE¼ (80 acres, more or less)	36-32-02W	\$11,413.06	December 31, 2033

Predominant Land Use: Dryland croppground
This tract is located 2 miles south of Crofton, NE.
Improvements to be sold include: 200 rods of fence. Total Value: \$300.00

1b	E½NE¼ (80 acres, more or less)	36-32-02W	\$4,527.90	December 31, 2033
----	-----------------------------------	-----------	------------	-------------------

Predominant Land Use: Grassland
This tract is located 2 miles south of Crofton, NE.
Improvements to be sold include: 320 rods of fence and stockwell. Total Value: \$1,100.00
Personal Property Items: Pumpjack, stocktanks, panels, and hydrant.
Trust Owned Improvements: Concrete pad.

31a	E½ exc. 9.72 acres of road (310.28 acres, more or less)	36-32-05W	\$29,727.84	December 31, 2033
-----	--	-----------	-------------	-------------------

Predominant Land Use: Timbered creek bottom, pasture, and dryland croppground. Hunting and other recreational potential.
This tract is located 5½ miles west and 2 miles south of Lindy, NE.
Improvements to be sold include: 960 rods of fence. Total Value: \$6,500.00
Personal Property Items: 80 rods of electric fence.
Trust Owned Improvements: Erosion control dam.
STIPULATION: See below.

34	SW¼ (160 acres, more or less)	36-29-06W	\$9,055.80	December 31, 2033
----	----------------------------------	-----------	------------	-------------------

Predominant Land Use: Grassland
This tract is located 3 miles west and 1½ miles south of Creighton, NE.
Improvements to be sold include: 520 rods of fence, 2 stockwells, steel tower, mill, and submersible pump. Total Value: \$4,750.00
Personal Property Items: Stock tanks.
STIPULATION: See below.

43	All (640 acres, more or less)	36-29-07W	\$38,502.86	December 31, 2033
----	----------------------------------	-----------	-------------	-------------------

Predominant Land Use: Tree covered canyons and pasture. Hunting and other recreational potential.
This tract is located 9 miles southwest of Creighton, NE.
Improvements to be sold include: 1,420 rods of fence. Total Value: \$9,800.00
Personal Property Items: All electric fence and calf feeders.
Trust Owned Improvements: Dugout and stockdam.
STIPULATION: See below.

44	E½NW¼ (80 acres, more or less)	16-30-07W	\$9,486.80	December 31, 2033
----	-----------------------------------	-----------	------------	-------------------

Predominant Land Use: Grassland and dryland croppground
This tract is located 5 miles west and 1 mile south of Verdigre, NE.
Improvements to be sold include: 280 rods of fence. Total Value: \$750.00

47a	SW¼ (160 acres, more or less)	36-31-07W	\$9,835.56	December 31, 2033
-----	----------------------------------	-----------	------------	-------------------

Predominant Land Use: Timber covered pasture and dryland cropground. Hunting and other recreational potential.
This tract is located 2½ miles west and 2 miles north of Verdigre, NE.
Improvements and growing crops to be sold include: 650 rods of fence, 2 dams, and 15 acres of dryland alfalfa.
Total Value: \$4,400.00
Personal Property Items: Electric fence.
STIPULATION: See below.

47b	SE¼ exc. 1.21 acres (158.79 acres, more or less)	36-31-07W	\$12,226.56	December 31, 2033
-----	---	-----------	-------------	-------------------

Predominant Land Use: Timber covered pasture and dryland cropground. Hunting and other recreational potential.
This tract is located 2 miles west and 2 miles north of Verdigre, NE.
Improvements to be sold include: 360 rods of fence. Total Value: \$3,000.00
STIPULATION: See below.

47c	N½ exc. 1.21 acres (318.79 acres, more or less)	36-31-07W	\$28,471.80	December 31, 2033
-----	--	-----------	-------------	-------------------

Predominant Land Use: Timber covered pasture and dryland cropground. Hunting and other recreational potential.
This tract is located 2 miles west and 2 miles north of Verdigre, NE.
Improvements to be sold include: 890 rods of fence, rural water hookup, water pipeline, and 3 stock dams. Total Value: \$18,100.00
Personal Property Items: Steel gates, creep feeder, and steel bottom tank.
Trust Owned Improvements: Stock dam and concrete aprons.
STIPULATION: See below.

STIPULATION (applicable to Tracts #31a, 34, 43, 47a, 47b, and 47c): 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.

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:

TAD JUDGE
FIELD REPRESENTATIVE
Atkinson, NE 68713
PHONE: (402) 925-2764
CELL: (402) 340-6744

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

Visit belf.nebraska.gov

