

NOTICE OF BUFFALO 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 Buffalo County in Kearney, Nebraska, the following educational lands within said County:

DATE: December 4, 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 December 11, 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
3	E½NE¼ (80 acres, more or less)	16-12-13W	\$5,486.96	December 31, 2033

Predominant Land Use: Grassland and dryland cropland
This tract is located 7 miles east and ½ miles north of Ravenna, NE.
Improvements to be sold include: 200 rods of fence. Total Value: \$1,100.00
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.

5b	The farmstead & improvement site located along the West line of the SW¼SW¼ (5 acres, more or less)	16-08-14W	\$1,250.00	December 31, 2033
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Predominant Land Use: Farmstead site
This tract is located 2 miles south and 2½ miles southwest of the Gibbon I-80 Interchange.
Improvements to be sold include: Domestic well. Total Value: \$3,500.00
Personal Property Items: Submersible pump and pressure system, house, sheds, all outbuildings, propane tank, stocktanks, panels, swinging gates, and all building contents.
STIPULATION: Lessee is required to provide water from the well located on this property, to the surrounding property for the purpose of watering any cattle thereon, but only when cattle are present on the adjoining property. Said adjoining property may be leased to a separate lessee. Lessee shall charge no more than \$50 per month to the lessee of the adjoining pasture for the water provided during that month. Lessee shall be required to provide adequate water to sufficiently water the cattle, at the cattle owner’s sole and absolute discretion. This lessee shall have no obligation to supervise or otherwise manage the cattle.

6	All except 6.36 acres of road along West boundary (633.64 acres, more or less)	16-10-14W	\$39,446.96	December 31, 2033
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Predominant Land Use: Grassland
This tract is located 3 miles west and 5¼ miles north of Gibbon, NE.
Improvements to be sold include: 1,440 rods of fence, stockwell, submersible pump, pressure system, 2 tire tanks, bottomless tank, and buried pipe. Total Value: \$28,900.00
Personal Property Items: 320 rods of electric crossfence, all corrals, panels and creep feeders, steel tower, and mill.
Trust Owned Improvements: Stockdams.
STIPULATION: A rest-rotational grazing system utilizing at least four (4) separate pastures will be required. Any additional improvements necessary to implement the rotational grazing system will be constructed by Lessee at Lessee’s sole and exclusive cost and expense if deemed necessary by the Board. The Board may at any time require that Lessee annually submit a written plan satisfactory to the Board for use of this grassland, specifying the stocking rates and grazing dates, which must be approved in writing by the Board prior to the commencement of grazing each year and shall be followed by Lessee. See additional stipulation below.

13	All except the residential acreage and improvement site in the SE portion of the SE¼SW¼ (627.37 acres, more or less)	16-11-16W	\$41,635.82	December 31, 2033
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Predominant Land Use: Grassland and dryland cropland
This tract is located 3 miles south and 2 miles west of Pleasanton, NE.
Improvements to be sold include: 1,350 rods of fence, stockwell, submersible pump, pressure system, 5 rubber tire tanks, and buried waterline. Total Value: \$45,200.00
Personal Property Items: Catchpen, windmills and towers, any electric fence, panels, and gates.
STIPULATION: A written grazing plan may be required for the 2026 grazing season specifying the stocking rates and grazing dates, which must be approved in writing by the Board’s representative prior to the commencement of grazing. The appraised value and contributory value to the land of the 11,000 feet of buried waterline, now inventoried as an appraisable improvement for \$5,500.00, and all costs thereof will be depreciated and reduced at the rate of \$1,100.00 per year for five (5) years commencing January 1, 2026, and ending December 31, 2030, at which time the 11,000 feet of buried waterline and all costs thereof will be fully depreciated, its appraised value and contributory value to the land will be zero and it will not be an appraisable improvement.

15a	N½NE¼ except 1.47 acres of road along East boundary (78.53 acres, more or less)	16-09-17W	\$7,485.20	December 31, 2033
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Predominant Land Use: Grassland and dryland cropground
This tract is located 3½ miles north of Odessa, NE.
Improvements to be sold include: 320 rods of fence. Total Value: \$2,000.00
STIPULATION: See below.

15b	S½ except 2.98 acres of Hwy along East boundary (317.02 acres, more or less)	16-09-17W	\$26,910.92	December 31, 2033
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Predominant Land Use: Grassland and dryland cropground
This tract is located 3 miles north of Odessa, NE.
Improvements to be sold include: 970 rods of fence, stockwell, submersible pump with pipe and wire, and tire tank. Total Value: \$11,000.00
Personal Property Items: All steel bottom tanks and all electric fence.
STIPULATION: Within the first calendar year of the lease, Lessee will make application to the Natural Resources Conservation Service, or other applicable funding sources, for a contract to complete a brush management practice on this Lease. The invasive cedars and other species of trees will be targeted for removal. The extent of this brush management must be approved by the Board of Educational Lands and Funds. This practice will be completed as soon as possible after cost-share funds are available. The Board may, at its discretion agree to participate in the cost of the practice. See additional stipulation below.

17a	SW¼ (160 acres, more or less)	16-12-17W	\$10,520.20	December 31, 2033
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Predominant Land Use: Grassland
This tract is located 10 miles west and 2 miles north of Pleasanton, NE.
Improvements to be sold include: 500 rods of fence. Total Value: \$14,400.00
Personal Property Items: Stock tank and all hay bales.

17b	NW¼NW¼ (40 acres, more or less)	16-12-17W	\$6,027.74	December 31, 2033
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Predominant Land Use: Farmsite, grassland, and irrigated cropground
This tract is located 11½ miles north of Amherst, NE.
Improvements to be sold include: Domestic well, submersible pump, pressure system, earthen dam, house, and grain bin. Total Value: \$56,550.00
Personal Property Items: All fences, corrals and panels, 2 steel bins, and all other wood frame buildings.

17c	SE¼ (160 acres, more or less)	16-12-17W	\$9,854.50	December 31, 2033
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Predominant Land Use: Grassland
This tract is located 9 miles west and 2 miles north of Pleasanton, NE.
Improvements to be sold include: 480 rods of fence, stockwell, tiretank and buried waterline, and all buildings. Total Value: \$5,900.00
Personal Property Items: Submersible pump, all metal gates and panels.

19	All except 26.37 acres of Hwy #183 along West boundary (613.63 acres, more or less)	16-10-18W	\$38,443.92	December 31, 2033
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Predominant Land Use: Grassland
This tract is located 5 miles west of Amherst, NE.
Improvements to be sold include: 1,600 rods of fence, 3 stockwells, bottomless tank, 2 panels, submersible pump with pipe and wire. Total Value: \$39,650.00
Personal Property Items: 2 solar submersible pumps and solar panels, corrals, chute, steel bottom stocktanks, swinging gates, approximately 130 rods of electric crossfence, steel tower, mill, and solar submersible system from SESW well.
Trust Owned Improvements: Stockwell in NWNNE.
STIPULATION: A written grazing plan may be required for the 2026 grazing season specifying the stocking rates and grazing dates, which must be approved in writing by the Board’s representative prior to the commencement of grazing. See additional stipulation below.

20	65.42 acres in S½NE¼ (65.42 acres, more or less)	16-11-18W	\$9,014.86	December 31, 2033
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Predominant Land Use: Dryland cropground, irrigated cropground, and grassland
This tract is located 1 mile east of Miller, NE.
Improvements to be sold include: 240 rods of fence. Total Value: \$9,700.00

21a	That part of SE¼ lying West of Hwy 40 (108.86 acres, more or less)	36-11-18W	\$17,487.22	December 31, 2033
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Predominant Land Use: Irrigated cropground and grassland
 This tract is located 2½ miles northwest of Amherst, NE on Hwy 40.
 Improvements and growing crops to be sold include: 320 rods of fence, irrigation pump, buried electric and waterline, and 27 acres of alfalfa. Total Value: \$21,500.00
 Personal Property Items: Gated pipe and pivot system.
 STIPULATION: The appraised value and contributory value to the land of the 1,750 linear feet of buried electrical and buried waterline, now inventoried as appraisable improvements for \$7,690.00, and all costs thereof will be depreciated and reduced at the rate of \$965.00 per year for eight (8) years commencing January 1, 2026, and ending December 31, 2033, at which time the 1,750 linear feet of buried electrical and buried waterline and all costs thereof will be fully depreciated, their appraised value and contributory value to the land will be zero and they will not be appraisable improvements.

21b	That part of SE¼ lying East of Hwy 40 (41.02 acres, more or less)	36-11-18W	\$2,529.52	December 31, 2033
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Predominant Land Use: Grassland
 This tract is located 2½ miles northwest of Amherst, NE on Hwy 40.
 Improvements to be sold include: 360 rods of fence, stockwell, submersible pump, pipe and wire, and pressure system. Total Value: \$6,550.00
 Personal Property Items: Trailer house and all wood frame buildings with contents.

23	N½SW¼ except 3.48 acres of Hwy #183 along West boundary (76.52 acres, more or less)	28-12-18W	\$4,793.98	December 31, 2033
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Predominant Land Use: Grassland
 This tract is located 3¼ miles north of Miller, NE.
 Improvements to be sold include: 240 rods of fence and stockdam. Total Value: \$2,500.00
 Personal Property Items: Stock tank.

24	All (640 acres, more or less)	36-12-18W	\$29,361.46	December 31, 2033
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Predominant Land Use: Grassland
 This tract is located 3 miles east and 2 miles north of Miller, NE.
 Improvements to be sold include: 1,120 rods of fence, submersible pump, pipe and wire, pressure system, and 4 tire tanks. Total Value: \$29,950.00
 Personal Property Items: All mills, steel towers, steel bottom tanks, and catch pen.
 Trust Owned Improvements: Stockwell in SESE and buried waterline.
 STIPULATION: A written grazing plan may be required for the 2026 grazing season specifying the stocking rates and grazing dates, which must be approved in writing by the Board’s representative prior to the commencement of grazing. See additional stipulation below.

STIPULATION (applicable to Tracts #6, 15a, 15b, 19, and 24): 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:

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