

NOTICE OF CHEYENNE 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 CHEYENNE COUNTY FAIRGROUNDS in Sidney, Nebraska, the following educational lands within said County:

DATE: December 2, 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 9, 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.

TRACT	DESCRIPTION	SEC.TWP.RGE	2026 RENTAL	LEASE EXPIRATION
38	All of cropground (337 acres, more or less)	16-14-50W	\$12,247.00	December 31, 2032

Predominant Land Use: Dryland cropground
This tract is located 4 miles west and 2 miles north of Sidney, NE.
Improvements to be sold include: 43 acres of chemically sprayed wheat stubble. Total Value: \$800.00
The lessee has elected to harvest 209 acres of fall-seeded wheat. Amount of 2026 rent to be refunded: \$7,733.00
STIPULATION: Lessee is hereby notified that the real estate is subject to a Solar Energy Lease and Easement Agreement. Said Lease and Easement may contain grants of access rights, and conditions and restrictions on the use of the real estate, including but not limited to hunting, building and obstruction restrictions. Lessee and Lessee’s use of the real estate is subject to these grants, conditions and restrictions, and Lessee hereby agrees to abide by, and not violate, any grants, conditions or restrictions contained in the Solar Lease and Easement. Prior to allowing hunting, planting trees, or constructing any structure, or placing any obstruction, on the property, Lessee shall contact Landlord.

39e	That part lying North of and including RR in N½ except 3.83 acres in N½NE¼ and 0.36 acres of road in SW¼NE¼ (165.27 acres, more or less)	36-14-50W	\$7,981.66	December 31, 2033
-----	---	-----------	------------	-------------------

Predominant Land Use: Irrigated and dryland cropground and grassland
This tract is located on northwest edge of Sidney, NE.
Improvements and growing crops to be sold include: 200 rods of fence, solar panels, tanks, buried water pipeline, pump, pipe and wire, electric motor, control panel, discharge head, column, 2 stage bowls and 46 acres of irrigated alfalfa. Total Value: \$31,800.00
Personal Property Items: 320 rods of electric fence, flow meter, pivot system, water tanks, all buildings, all corrals, all metal panels and gates, all windbreaks, all wood and concrete feedbunks, 270 rods of interior fence, and hay bales.
Trust Owned Improvements: 40 rods of fence, 2 irrigation wells, irrigation pipeline and livestock well.
The lessee has elected to harvest 16 acres of fall-seeded wheat. Amount of 2026 rent to be refunded: \$512.00
STIPULATION: The appraised value and contributory value to the land of the buried water pipeline, now inventoried as an appraisable improvement for \$1,400.00, and all costs thereof will be depreciated and reduced at the rate of \$155.00 per year for nine (9) years commencing January 1, 2026, and ending December 31, 2033, at which time the buried water pipeline 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.

54	N½ (320 acres, more or less)	02-12-52W	\$6,021.80	December 31, 2032
----	---------------------------------	-----------	------------	-------------------

Predominant Land Use: Dryland cropground and grassland
This tract is located 5 miles east and 12 miles south of Potter, NE.
Improvements to be sold include: 1,050 rods of fence, stockwell, solar panels, solar pump, pipe and wire, and panels around well. Total Value: \$66,900.00
The lessee has elected to harvest 60 acres of fall-seeded wheat. Amount of 2026 rent to be refunded: \$1,920.00

60	All (640 acres, more or less)	36-14-52W	\$9,195.60	December 31, 2032
----	----------------------------------	-----------	------------	-------------------

Predominant Land Use: Grassland
This tract is located 5 miles east and 5 miles south of Potter, NE.
Improvements to be sold include: 640 rods of fence, 2 stockwells, 2 mills, 2 steel towers, and 2 pipes, rods, and cylinders. Total Value: \$24,000.00
Personal Property Items: 5 steel stock tanks and metal cattle panels.

63	All (640 acres, more or less)	16-16-52W	\$32,795.76	December 31, 2033
----	----------------------------------	-----------	-------------	-------------------

Predominant Land Use: Irrigated and dryland cropland
This tract is located 9 miles north and 1 mile east of Potter, NE.
Improvements to be sold include: None.
Personal Property Items: Electric motor, control panel, all electrical hookups, chemigation valve and tank, flow meter, discharge head, column and bowls, and center pivot system.
Trust Owned Improvements: Irrigation well, buried pipeline, and underground wiring.
The lessee has elected to harvest 206 acres of fall-seeded wheat. Amount of 2026 rent to be refunded: \$7,622.00

65	All except residential acreage, improvement site and north pasture consisting of 15.35 acres in NE corner (624.65 acres, more or less)	36-17-52W	\$38,189.40	December 31, 2033
----	---	-----------	-------------	-------------------

Predominant Land Use: Irrigated and dryland cropland
This tract is located 15 miles west of Dalton, NE.
Improvements to be sold include: None.
Personal Property Items: Electric motor, control panel and hookups, discharge head, column and bowls, center pivot, chemigation valve and tank, and all fence.
Trust Owned Improvements: Irrigation well, buried pipe, and buried electrical line.
The lessee has elected to harvest 183 acres of fall-seeded wheat. Amount of 2026 rent to be refunded: \$6,816.00

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.

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

