

NOTICE OF KEITH 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 Keith County Fairgrounds Exhibit Building in Ogallala, 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.

<u>TRACT</u>	<u>DESCRIPTION</u>	<u>SEC.TWP.RGE</u>	<u>2026 RENTAL</u>	<u>LEASE EXPIRATION</u>
6	All exc. residential acreage & improvement site consisting of 10.70 acres in S½ (629.3 acres, more or less)	36-13-35W	\$107,668.32	December 31, 2033

Predominant Land Use: Irrigated cropland and dryland cropland
This tract is located 3½ miles east and 4 miles south of Paxton, NE.
Improvements to be sold include: Livestock well, submersible pumping plant, discharge head, column, 5 stage bowl assembly, pump, panel and wiring, electric motor, and 69 acres of chemically sprayed wheat stubble. Total Value: \$55,600.00
Personal Property Items: Chemigation valve, discharge tube, center pivot system, fertilizer tank, and steel bottom livestock tank.
Trust Owned Improvements: Irrigation well and buried electrical line.
The lessee has elected to harvest 73 acres of fall-seeded wheat. Amount of 2026 rent to be refunded: \$4,100.00

12	All (640 acres, more or less)	16-15-35W	\$13,521.10	December 31, 2033
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Predominant Land Use: Grassland
This tract is located 1 mile west and 7 miles north of Sarben, NE.
Improvements to be sold include: 625 rods of fence, livestock well, submersible pumping plant, and 2 steel bottom livestock tanks. Total Value: \$5,200.00
Personal Property Items: All wood framed outbuildings, all corral and corral materials, and all old machinery and materials.

19	All exc. the residential acreage & improvement site consisting of 11.25 surveyed acres in the southeast corner of the SE¼SE¼, 31.65 acres for supply canal & 4.7 acres for Hwy ROW (592.4 acres, more or less)	16-13-36W	\$36,063.66	December 31, 2033
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Predominant Land Use: Dryland cropland and grassland
This tract is located 5½ miles west and 2 miles south of Paxton, NE.
Improvements to be sold include: 460 rods of fence and 178.3 acres of chemically sprayed wheat stubble. Total Value: \$13,000.00
Personal Property Items: All electric fence and materials.
Trust Owned Improvements: Livestock well.
The lessee has elected to harvest 178.3 acres of fall-seeded wheat. Amount of 2026 rent to be refunded: \$11,200.00

21	All (640 acres, more or less)	36-14-36W	\$15,638.02	December 31, 2033
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Predominant Land Use: Grassland
This tract is located 1½ miles west and 1 mile north of Paxton, NE.
Improvements to be sold include: 720 rods of fence, livestock well, submersible pumping plant, and bottomless tank. Total Value: \$12,500.00
Personal Property Items: 180 rods of barbed wire fence.
STIPULATION: See below.

24	All (640 acres, more or less)	16-16-36W	\$12,457.66	December 31, 2033
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Predominant Land Use: Grassland
This tract is located 6 miles east and 9 miles north of Keystone, NE.
Improvements to be sold include: 320 rods of fence, livestock well, and bottomless tank. Total Value: \$15,350.00
Personal Property Items: Solar submersible pump, solar panels, drop pipe, wire and fitting, and float and float switch.
STIPULATION: See below.

30a	All exc. 6.5 acres building site in S½SW¼ (633.5 acres, more or less)	36-13-37W	\$89,669.00	December 31, 2033
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Predominant Land Use: Irrigated croppground and dryland croppground
 This tract is located 3½ miles east and 4 miles south of Roscoe, NE.
 Improvements to be sold include: Livestock well, livestock pumping plant, and buried electrical line. Total Value: \$17,810.00
 Personal Property Items: 2 discharge heads, columns, bowls, electric motors, pump control panels and wiring, 2 chemigation valves, discharge tubes, center pivot systems, and 4 fertilizer tanks.
 Trust Owned Improvements: 2 irrigation wells, buried electrical line and pad mount transformer, all buried irrigation waterlines, Z drops, and valving.
 STIPULATION: The appraised value and contributory value to the land of the buried electrical line in the NW4, now inventoried as an appraisable improvement for \$6,010.00, and all costs thereof will be depreciated and reduced at the rate of \$860.00 per year for seven (7) years commencing January 1, 2026, and ending December 31, 2032, at which time the buried electrical line in the NW4 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.

30b	6.5 acre building site in S½SW¼ (6.5 acres, more or less)	36-13-37W	\$3,250.00	December 31, 2033
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Predominant Land Use: Building site
 This tract is located 3½ miles east and 4 miles south of Roscoe, NE.
 Improvements to be sold include: Domestic well and pumping plant, buried waterline, hydrants, cistern, house, 2 detached garages, and barn. Total Value: \$85,190.00
 Personal Property Items: All livestock tanks, machine shed, chicken house, granary, all corral materials, steel gates and lot fencing materials, propane tank, all farm machinery and implements.

46a	E½ exc. residential acreage & improvement site consisting of 15.44 acres in NW part of NW¼NE¼ (304.56 acres, more or less)	16-12-39W	\$33,314.62	December 31, 2033
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Predominant Land Use: Irrigated croppground and dryland croppground
 This tract is located 2 miles west and 8 miles south of Ogallala, NE.
 Improvements to be sold include: None
 Personal Property Items: Discharge head, column, bowls, electric motor, VFD pump control panel and wiring, chemigation valve, discharge tube, center pivot system, and fertilizer tank.
 Trust Owned Improvements: Irrigation well and buried electrical line.
 The lessee has elected to harvest 162.56 acres of fall-seeded wheat. Amount of 2026 rent to be refunded: \$8,950.00

46b	NW¼ (160 acres, more or less)	16-12-39W	\$25,158.00	December 31, 2033
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Predominant Land Use: Irrigated croppground and dryland croppground
 This tract is located 2 miles west and 8 miles south of Ogallala, NE.
 Improvements to be sold include: None.
 Personal Property Items: Discharge head, column, bowls, electric motor, VFD pump control panel and wiring, chemigation valve, discharge tube, center pivot system, and 2 fertilizer tanks.
 Trust Owned Improvements: Irrigation well and buried electrical line.
 The lessee has elected to harvest 24 acres of fall-seeded wheat. Amount of 2026 rent to be refunded: \$1,400.00

46c	SW¼ (160 acres, more or less)	16-12-39W	\$24,898.00	December 31, 2033
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Predominant Land Use: Irrigated croppground and dryland croppground
 This tract is located 2 miles west and 8 miles south of Ogallala, NE.
 Improvements to be sold include: None.
 Personal Property Items: Discharge head, column, bowls, electric motor, VFD pump control panel and wiring, chemigation valve, discharge tube, center pivot system, and fertilizer tank.
 Trust Owned Improvements: Irrigation well and buried electrical line.
 The lessee has elected to harvest 24 acres of fall-seeded wheat. Amount of 2026 rent to be refunded: \$1,350.00

47c	All lying between Hwy #30 & South Platte River (57.89 acres, more or less plus accretions)	18-13-39W	\$13,489.84	December 31, 2030
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Predominant Land Use: South Platte River frontage and accretion with pasture. Hunting and other recreational potential.
 This tract is located 4½ miles west of Ogallala, NE.
 Improvements to be sold include: 330 rods of fence, 2 livestock wells, drop pipe and rod, mill, and steel tower. Total Value: \$1,300.00
 Personal Property Items: 250 rods of barbed wire fence, steel bottom livestock tank, 2 sets of welded pipe steel entry gates, tree stand, tower blind and hunting equipment.
 STIPULATION: See below.

55b	S½ exc. 3.07 acres of farmstead in SE¼SE¼ & exc. 6.20 acres for Hwy #30 along South boundary (310.73 acres, more or less)	16-13-40W	\$58,527.60	December 31, 2034
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Predominant Land Use: Irrigated cropland and dryland cropland
 This tract is located ½ mile west of Brule, NE.
 Improvements and growing crops to be sold include: 4 irrigation wells, 122.5 acres of irrigated alfalfa, and 10.7 acres of dryland alfalfa. Total Value: \$31,600.00
 Personal Property Items: 5 sets of irrigation pumping plants including heads, columns, bowls, electric motors, control panels, chemigation valves and discharge tubes, center pivot system and all gravity irrigation equipment, pipe and fittings.
 Trust Owned Improvements: 2 irrigation wells.
 STIPULATION: The Lessee will partner with the Nebraska Board of Educational Lands and Funds hereinafter referred to as “The Board” to convert the E2 of this lease (SE4 of Section 16-13-40W) from gravity irrigation to center pivot irrigation by no later than December 31, 2027. The Board has obtained a center pivot sprinkler system design along with a wetted acre map from a local pivot dealer. The center pivot design calls for a wiper pivot covering 110.2 wetted acres. To facilitate this gravity to pivot irrigation conversion the Board agrees to supply the irrigation well along with buried irrigation pipeline, including Z drops. The Board will also supply the pivot control wire from the existing irrigation well to the pivot point. The lessee will provide the electric irrigation pumping plant including but not limited to the discharge head, column, bowl assembly, chemigation valve, electric motor and pump control panel and wiring. The electric irrigation pumping plant will be classified as an appraisable improvement owned by the lessee. The lessee will also provide the center pivot sprinkler system and concrete pivot pad. The center pivot sprinkler system will be owned by the lessee, classified as personal property and removable. The concrete pivot pad, which will be paid for by the lessee and owned by the lessee as an appraisable improvement, will be fully depreciated and have no remaining value at the end of this lease. A Board supplied improvement request for said improvements must be properly completed, submitted and approved by the Board for the lessee-owned improvements prior to installation. The Lessee will be responsible for removing the existing gravity irrigation pumping plant if necessary. The lessee will be required to contract with Midwest Electric Cooperative and pay the electricity charges throughout the term of this lease. The lessee will be responsible for paying any deposit or bond that may be required by Midwest Electric Cooperative, to provide electrical service. The Lessee must comply with the Rules and Regulations of the Twin Platte Natural Resource District and the Nebraska Ground Water Management and Protection Act. The Lessee will file an annual groundwater use report and must certify all irrigated acres with the Twin Platte Natural Resource District. The advertised 2026 rent is gravity irrigated rent with an irrigation well as the irrigation water source. Once this gravity to pivot irrigation conversion is completed the rent will be adjusted to reflect the change from gravity irrigation to pivot irrigation and will be set according to the Board’s rental schedule for irrigated crop ground, from a Board owned irrigation well, for that year but not later than first half 2027 rental. The north two pivot corners will remain at gravity irrigated rental rate. The south two pivot corners will be converted to dryland rental rate once this gravity irrigation to pivot irrigation conversion is completed. The lessee will not be entitled to any damages due to delay, regardless of the reason, in the completion of this gravity irrigation to pivot irrigation conversion project. This gravity to pivot irrigation conversion project will be completed to the satisfaction of the Field Representative for the Board of Educational Lands and Funds.

57	All exc. residential acreage & improvement sites consisting of 13.31 surveyed acres abutting county road in NE¼ & 15.99 surveyed acres abutting the county road in NW¼ and exc. 21.41 acres of Hwy ROW on North boundary (589.29 acres, more or less)	16-14-40W	\$33,360.12	December 31, 2033
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Predominant Land Use: Dryland cropland
 This tract is located 6 miles north of Brule, NE.
 Improvements to be sold include: 248 acres of chemically sprayed wheat stubble. Total Value: \$5,430.00

60	All (640 acres, more or less)	16-16-40W	\$13,255.00	December 31, 2033
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Predominant Land Use: Grassland
 This tract is located 6½ miles west and 3 miles north of Lemoyne, NE.
 Improvements to be sold include: 640 rods of fence, livestock well, drop pipe and pump rod, mill, steel pipe tower, submersible pump, and bottomless livestock tank. Total Value: \$9,950.00
 Personal Property Items: Bottomless livestock tank.
 STIPULATION: See below.

64	All exc. residential acreage & improvement site consisting of 10.7 acres abutting county road in SE¼SW¼ (629.3 acres, more or less)	16-14-41W	\$35,676.42	December 31, 2033
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Predominant Land Use: Dryland cropland
 This tract is located 6½ miles west and 6 miles north of Brule, NE.
 Improvements to be sold include: None.

STIPULATION (applicable to Tract #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.

STIPULATION (applicable to Tracts #21, 24, 47c and 60): 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.

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:

KORT KEMP
FIELD REPRESENTATIVE
Wallace, NE 69169
PHONE: (308) 387-4279
CELL: (308) 340-7143

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

Visit belf.nebraska.gov

