NOTICE OF ANTELOPE 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 Antelope County in Neligh, Nebraska, the following educational lands within said County:

DATE: November 5, 2026 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 12, 2026, 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	2027 RENTAL	LEASE EXPIRATION
18	E1/2SW1/4 (80 acres, more or less)	36-23-08	$4,900.90	December 31, 2033

Predominant Land Use: Timbered pasture with deer and turkey hunting potential.
This tract is located 6 miles west and 4½ miles south of Elgin, NE.
Improvements to be sold include: 280 rods of fence. Total Value: $4,180.00
Personal Property Items: All electric cross fence and boundary fence.
STIPULATION: See below.

21b	NW1/4 (160 acres, more or less)	16-25-08	$14,508.96	December 31, 2033

Predominant Land Use: Dryland cropground, rangeland and tree cover. Hunting and other recreational potential.
This tract is located 4 miles west and 1 mile south of Clearwater, NE.
Improvements to be sold include: 1,000 rods of fence, stockwell and submersible pump. Total Value: $35,520.00
Personal Property Items: Portable cattle shed, old buildings, stock tanks, electric fence, pivot, deer stand, hay bales and 2 Sioux gates.

21c	N1/2SE1/4 (80 acres, more or less)	16-25-08	$19,940.50	December 31, 2033

Predominant Land Use: Pivot irrigated cropground
This tract is located 3½ miles west and 1½ miles south of Clearwater, NE.
Improvements to be sold include: 200 rods of fence. Total Value: $630.00
STIPULATION: The Board of Educational Lands and Funds will attempt to drill and case one new irrigation well for a wiper pivot irrigation system. The Board will provide any necessary buried waterline and electric control wire from a new irrigation well to the pivot point, if the well produces water of at least 600 gallons per minute (gpm). Every effort will be made to have an irrigation well and any necessary buried water and electric lines completed by May 1, 2027, barring weather conditions and vendor availability to complete the work by that time. If these items are not completed by this date, the Board will determine if any use or rental adjustment will be made for the 2027 crop year and any subsequent year of the lease term. Lessee will not be entitled to any damages due to delay, regardless of the reason therefore, in completion of afore mentioned work. Lessee will furnish and provide the motor and pump complete, including the head, bowls and column, the center pivot system and concrete pad, if any, and all other items and things (except only the well, casing, underground pipe and wiring), necessary to pivot irrigate this land, beginning with the 2027 crop year and continuing through and including all remaining years of this lease. The pump complete, including the head, bowl, column and gearhead (and flow meter if required by the NRD), will be classified as appraisable improvements owned by the lessee. The motor and center pivot system will be classified as removable personal property owned by the lessee. The cost of the concrete pad will be paid for by the lessee, but said pad will be owned by the School Land Trust.

23	SW1/4 & NW1/4SE1/4 except 7.05 acres of Hwy 275 (192.95 acres, more or less)	28-26-08	$17,141.44	December 31, 2033

Predominant Land Use: Rangeland with tree line providing habitat for deer and turkey hunting, with a cabin on a dam and a picnic shelter. Dryland cropground, rangeland and tree cover. Hunting and other recreational potential.
This tract is located 3 miles west of Clearwater, Nebraska on Hwy 275.
Improvements to be sold include: 800 rods of fence, farmstead well, stockwell, 2 submersible pumps and underground piping and house. Total Value: $129,140.00
Personal Property Items: 3 barns, 2 shops, 2 garages, chicken house, steel bin, fuel tanks, stock tanks and steel corral fence.
Trust Owned Improvements: Stockdam.
STIPULATION: See below.

25-B	W1/2 (299.23 acres, more or less)	18-27-08	$48,648.58	December 31, 2033

Predominant Land Use: Pivot irrigated cropground
This tract is located 3 miles west and 1 mile south of Orchard, NE.
Improvements to be sold include: 320 rods of fence, 3 gearheads, 3 pumps with columns and discharge pipes. Total Value: $46,050.00
Personal Property Items: 2 pivots, 3 engines, covers, 5 fuel tanks and 2 generators.
Trust Owned Improvements: 3 irrigation wells.

27a	All of cropground (236 acres, more or less)	16-28-08	$31,343.00	December 31, 2033

Predominant Land Use: Dryland cropground
This tract is located 4 miles north of Orchard, NE.
Improvements to be sold include: 450 rods of fence. Total Value: $3,030.00

27b	All of grassland (404 acres, more or less)	16-28-08	$23,703.90	December 31, 2033

Predominant Land Use: Grassland with tree cover. Hunting and other recreational potential.
This tract is located 4 miles north of Orchard, NE.
Improvements to be sold include: 965 rods of fence, stockwell, solar submersible pump and stock tank with shutoff. Total Value: $32,160.00
Personal Property Items: All panels surrounding solar pumping system.
STIPULATION: 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. Lessee will make application to the Natural Resources Conservation Service for an EQIP 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 the 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. The brush management project on this lease may include one or more prescribed burns. The Board, in its sole discretion, will determine the extent of such burns. The lessee agrees to cooperate with and perform any requirements of the burn project; including any land use changes which may include but are not limited to reduced, delayed or timed grazing schedules, in order to provide adequate fuel load prior to the burn, and to allow recovery of the land, after the burn. The lessee may be appropriately compensated for any resulting loss, which may be, but is not required to be, in the form of rent reductions, direct payments or other suitable consideration or accommodation, as determined in the sole and absolute discretion of the Board and Field Representative. The project will be conducted at the expense of the Board.

STIPULATION (applicable to Tracts #18 and 23): 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 2027 rental of said tract. Said rental deposit may be submitted at any time until the Lease 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, 2027, 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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