NOTICE OF BROWN 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 Brown County in Ainsworth, Nebraska, the following educational lands within said County:

DATE: November 16, 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 December 3, 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
6	All (640 acres, more or less)	36-27-21	$19,932.00	December 31, 2034

Predominant Land Use: Rangeland
This tract is located 18 miles south of Long Pine, NE.
Improvements to be sold include: 640 rods of fence, stockwell, mill, steel tower and bottomless tank. Total Value: $7,000.00

9-H	All (640 acres, more or less)	16-29-21	$20,955.50	December 31, 2034

Predominant Land Use: Rangeland
This tract is located 7 miles southeast of Ainsworth, NE.
Improvements to be sold include: 820 rods of fence. Total Value: $4,250.00
Personal Property Items: 290 rods of interior fence.
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.

30	All (640 acres, more or less)	36-28-22	$22,503.00	December 31, 2034

Predominant Land Use: Rangeland with waterfowl and deer hunting and recreational potential.
This tract is located 14 miles south of Ainsworth, NE.
Improvements to be sold include: 640 rods of fence, 2 stockwells, mill, steel tower and bottomless tank. Total Value: $10,100.00

35-B	SE4 except for 35.85 acres of pivot corners (124.15 acres, more or less)	19-30-22	$25,251.00	December 31, 2034

Predominant Land Use: Irrigated cropground
This tract is located 3 miles west of Ainsworth, NE on Hwy 20.
Trust owned improvements to be sold to the new leaseholder as lessee owned appraisable improvements: Electric motor, discharge head, pump and column, lead pipe, chemigation valve and flow meter and electrical wiring from pump to pivot. Total Value: $29,450.00
Trust owned improvements to be sold to the new leaseholder as personal property removable: Pivot and 2 poly fertilizer tanks. Total Value: $57,800.00
Trust Owned Improvements: 2 irrigation wells.

43	N2 and SW4 (480 acres, more or less)	16-26-23	$17,871.34	December 31, 2034

Predominant Land Use: Rangeland
This tract is located 25 miles southwest of Ainsworth, NE.
Improvements to be sold include: 640 rods of fence, 2 stockwells, 2 solar pumps with 2 solar panels, drop pipe and wiring and 2 bottomless tanks. Total Value: $1,800.00
Personal Property Items: 400 rods of interior fence.
STIPULATION: The Board has an approved EQIP Contract with the NRCS (Natural Resource Conservation Service) on this land for the years of 2027 and 2028. The Lessee, if other than the prior Lessee, will take an assignment of the EQIP contract and complete all the required remaining practices. The Board May retain up to 40% of the Prescribed Grazing Payments from the Lessee.

67	All except 136.77 acres in S2 (502.34 acres, more or less)	16-30-24	$18,724.08	December 31, 2034

Predominant Land Use: Rangeland
This tract is located 4 miles west of Johnstown, NE.
Improvements to be sold include: 520 rods of fence, stockwell, bottomless tank, steel tank, steel tower and mill. Total Value: $7,900.00
Personal Property Items: Solar pump, 2 solar panels, drop pipe and wiring and steel tank.

68	All (640 acres, more or less)	36-30-24	$20,430.02	December 31, 2034

Predominant Land Use: Grassland. Hunting and recreational potential.
This tract is located 3 miles south of Johnstown, NE.
Improvements to be sold include: 640 rods of fence, stockwell, 2 steel towers, 2 mills and 2 bottomless tanks. Total Value: $9,100.00
Trust Owned Improvements: Stockwell.

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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