NOTICE OF JEFFERSON 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 Jefferson County in Fairbury, Nebraska, the following educational lands within said County:

DATE: November 6, 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 23, 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
2	E½SE¼ (80 acres, more or less)	36-01-01E	$8,687.00	December 31, 2033

Predominant Land Use: Dryland cropground, grassland and timber. Hunting and recreational potential.
This tract is located 9 miles south and 5 miles west of Fairbury, NE.
Improvements to be sold include: 400 rods of fence. Total Value: $3,130.00

3	SE¼NE¼ (40 acres, more or less)	16-03-01E	$2,863.90	December 31, 2033

Predominant Land Use: Grassland
This tract is located 10 miles northwest of Fairbury, NE.
Improvements to be sold include: 200 rods of fence. Total Value: $2,400.00
Personal Property Items: Wire pasture gate in SE corner.
STIPULATION: The Board has an approved EQIP Contract with the NRCS (Natural Resource Conservation Service) on this land for the years of 2027, 2028 and 2029. 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.

4	NW¼NW¼ (40 acres, more or less)	36-04-01E	$12,002.00	December 31, 2033

Predominant Land Use: Pivot irrigated cropground and dryland cropground
This tract is located 9 miles north and 5 miles west of Fairbury, NE.
Improvements to be sold include: Irrigation pump, column and gearhead with check valve. Total Value: $20,180.00
Personal Property Items: Diesel motor and center pivot system.
Trust Owned Improvements: Irrigation well.

5	S½SW¼ and SW¼SE¼ (120 acres, more or less)	16-01-02E	$8,711.40	December 31, 2033

Predominant Land Use: Grassland with timbered pasture. Hunting and recreational potential.
This tract is located 8 miles southwest of Fairbury, NE.
Improvements to be sold include: 440 rods of fence and stock dam. Total Value: $6,670.00
STIPULATION: Lessee shall submit an application to the Natural Resources Conservation Service (NRCS) for an EQIP contract no later than November 15, 2026, for the removal of cedar trees located on this lease. Failure to provide proof of application by the deadline, or failure to comply with EQIP requirements thereafter, will result in Lessee being responsible for 50% of all cedar tree clearing costs, including any follow-up cedar tree removal required during the term of this lease, and/or termination of this lease. The Lessee will immediately make application to the Natural Resources Conservation Service (NRCS) for an EQIP contract to install a stockwell, livestock water pipeline, tanks and cross fence. The improvements included in the EQIP contract will be installed as soon as possible after cost-share funds are available or installed during the next calendar year after cost-share is deemed to be unavailable, by Lessee, at Lessee's sole and exclusive cost and expense. The Board may, at its discretion, agree to participate in the costs of the livestock pipeline within the EQIP contract. The stockwell, pumping unit and tanks (if not used in conjunction with the pipeline) will have no value at the expiration or termination of this lease if cost-share is received.

6	All except SE¼SE¼ (600 acres, more or less)	36-01-02E	$46,320.76	December 31, 2033

Predominant Land Use: Grassland with timbered pasture. Hunting and recreational potential.
This tract is located 9 miles south of Fairbury, NE.
Improvements to be sold include: 2,136 rods of fence, 7 steel tanks with cement, submersible pump, drop pipe and pump cable. Total Value: $26,200.00
Personal Property Items: 5 fiberglass tanks and corrals.
Trust Owned Improvements: Stock dam, stockwell and livestock water pipeline.
STIPULATION: 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.

7	NW¼SE¼ (40 acres, more or less)	36-04-02E	$8,675.38	December 31, 2033

Predominant Land Use: Dryland and pivot irrigated cropground
This tract is located 8 miles north and 1½ miles east of Fairbury, NE.
There are no improvements to be sold.
Personal Property Items: All irrigation equipment.
STIPULATION: See below.

8a	N½N½ and SE¼NE¼ (200 acres, more or less)	12-01-03E	$10,547.62	December 31, 2033

Predominant Land Use: Grassland with timbered pasture. Hunting and recreational potential.
This tract is located 2 miles north of Steele City, NE.
Improvements to be sold include: 455 rods of fence. Total Value: $4,000.00
Personal Property Items: All electric fence.
Trust Owned Improvements: Stock dam.
STIPULATION: 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.

8b	SW¼NW¼ (40 acres, more or less)	12-01-03E	$2,889.22	December 31, 2033

Predominant Land Use: Grassland
This tract is located 7 miles southeast of Fairbury, NE.
Improvements to be sold include: 120 rods of fence. Total Value: $3,630.00
STIPULATION: 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.

9	SW¼SW¼ (40 acres, more or less)	36-01-03E	$6,174.40	December 31, 2033

Predominant Land Use: Dryland cropground
This tract is located 2 miles south and 1 mile west of Steele City, NE.
There are no improvements to be sold.

10	S½NE¼ & N½SE¼ (160 acres, more or less)	36-02-03E	$30,329.00	December 31, 2033

Predominant Land Use: Dryland cropground
This tract is located 4 miles north of Steele City, NE.
There are no improvements to be sold.

11	SE¼SW¼ (40 acres, more or less)	36-03-03E	$14,603.00	December 31, 2033

Predominant Land Use: Pivot irrigated cropground
This tract is located 2 miles southeast of Jansen, NE.
There are no improvements to be sold.
STIPULATION: See below.

12	NW¼SE¼ (40 acres, more or less)	36-04-03E	$12,525.00	December 31, 2033

Predominant Land Use: Pivot irrigated cropground
There are no improvements to be sold.
Trust Owned Improvements: All underground water pipeline and electric line.
STIPULATION: See below.

STIPULATION (applicable to Tracts #7, 11 and 12): 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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