NOTICE OF NEMAHA 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 Nemaha County in Auburn, Nebraska, the following educational lands within said County:

DATE: November 10, 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 17, 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
1	NW4NE4 (40 acres, more or less)	36-05-12E	$7,566.00	December 31, 2033

Predominant Land Use: Dryland cropground
This tract is located 3 miles south and 1 mile west of Johnson, NE.
There are no improvements to be sold.
STIPULATION: Lessee will make application to the Natural Resources Conservation Service for an EQIP contract to rebuild the existing terraces. The extent, construction, and design of these terraces must be approved by the Board of Educational Lands and Funds. The lessee agrees to complete the planned conservation system in a timely manner as outlined in the NRC EQIP Program Contract Conservation Plan or schedule of operations. The lessee agrees to hire a land improvement contractor at their cost and expense and pay said contract for work completed. The Board of Educational Lands and Funds must approve in advance, the contractor and proposed charges. When the project is completed to the satisfaction of the Nebraska Board of Educational Lands and Funds, Field Representative, the lessee agrees to sign the NRCS cost share payment form and receive the NRCS cost share payment. Lessee agrees to provide a copy of the land improvement contractor bill and a signed copy of the NRCS cost share payment form along with a bill for the non-cost shared portion of the terrace project to the Nebraska Board of Educational Lands and Funds. The Board agrees to reimburse the lessee for the cost of the non-cost shared portion of said terrace system. Ownership of said terrace system will be retained by the Board of Educational Lands and Funds and will be considered a permanent fixture to the land and will not be a lessee owned appraisable improvement.

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:

CHRIS KOZISEK
FIELD REPRESENTATIVE
David City, NE 68632
PHONE: 402/367-0260
CELL: 402/340-4625

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

Visit belf.nebraska.gov