# NOTICE OF WHEELER 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, 4-H BUILDING AT THE WHEELER COUNTY FAIRGROUNDS, 83200 Rodeo Lane in Bartlett, Nebraska, the following educational lands within said County:

DATE: November 12, 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 18, 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 |
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| 2 | NW¼ & W½NE¼ (240 acres, more or less) | 36-21-09 | $27,399.50 | December 31, 2034 |

Predominant Land Use: Pivot irrigated cropground, dryland cropground and grassland
This tract is located 3 miles east and 5 miles north of Spalding, NE.
Improvements to be sold include: 800 rods of fence, pump and column, gearhead and 3 stock dams. Total Value: $9,660.00
Personal Property Items: Pivot, power unit, fuel tank, stock tanks and floats.
Trust Owned Improvements: Stock dam in E½NW¼NE¼, irrigation well and approximately 2,000' of buried waterline.

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| 4 | All (640 acres, more or less) | 36-22-09 | $29,242.00 | December 31, 2034 |

Predominant Land Use: Grassland
This tract is located 3 miles east and 11 miles north of Spalding, NE.
Improvements to be sold include: 720 rods of fence, stockwell, pipe, rod and cylinder, steel tower and mill. Total Value: $13,000.00
Personal Property Items: Steel bottom stock tanks.
STIPULATION: See below.

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| 6a | NE¼, N½ NW¼, SE¼NW¼ & NE¼SE¼ (320 acres, more or less) | 36-23-09 | $14,420.96 | December 31, 2034 |

Predominant Land Use: Grassland
This tract is located 12 miles west and 4 miles south of Elgin, NE.
Improvements to be sold include: 770 rods of fence, stockwell and bottomless tank. Total Value: $6,700.00
Personal Property Items: Steel tower, mill and 1 panel solar system.
STIPULATION: See below.

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| 6b | W½SE¼ (80 acres, more or less) | 36-23-09 | $4,483.82 | December 31, 2034 |

Predominant Land Use: Grassland
This tract is located 12 miles west and 4 miles south of Elgin, NE.
Improvements to be sold include: 200 rods of fence. Total Value: $1,150.00
Personal Property Items: Electric fence around shelterbelt.
STIPULATION: See below.

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| 8a | N½, SE¼ except 27.60 acres in SE¼SE¼ (452.40 acres, more or less) | 36-24-09 | $19,807.12 | December 31, 2034 |

Predominant Land Use: Grassland and dryland cropground
This tract is located 11 miles west and 1 mile north of Elgin, NE.
Improvements to be sold include: 1,440 rods of fence and stockwell. Total Value: $23,500.00
Personal Property Items: 320 rods of electric fence, solar panels and pump, steel tower, mill and steel stock tanks.
STIPULATION: Lessee is hereby notified that the real estate is subject to a Wind Energy Lease and Easement Agreement. Said Lease and Easement may contain grants of access rights, and conditions and restrictions on the use of the real estate, including but not limited to hunting, building and obstruction restrictions. Lessee and lessee's use of the real estate is subject to these grants, conditions and restrictions, and Lessee hereby agrees to abide by, and not violate, any grants, conditions or restrictions contained in the Wind Lease and Easement. Prior to allowing hunting, planting trees, or constructing any structure, or placing any obstruction, on the property. Lessee shall contact Landlord.

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| 8b | NW¼SW¼<br>(40 acres, more or less) | 36-24-09 | $3,803.00 | December 31, 2034 |

Predominant Land Use: Pivot irrigated cropground and grassland
This tract is located 11 miles west and 1 mile north of Elgin, NE.
Improvements to be sold include: 80 rods of fence. Total Value: $0.00

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| 12 | All<br>(640 acres, more or less) | 36-22-10 | $22,304.00 | December 31, 2034 |

Predominant Land Use: Grassland
This tract is located 2 miles west and 10 miles north of Spalding, NE.
Improvements to be sold include: 1,120 rods of fence, stockwell, 3 panel solar system and pump, stockwell and bottomless tank. Total Value: $17,850.00
Personal Property Items: Steel bottom stock tanks, steel tower and mill.
Trust Owned Improvements: Approximately 4,000' of pipeline and 3 hydrants.

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| 19 | All except 11.76 acres of Hwy #281 along West section line<br>(628.24 acres, more or less) | 36-22-11 | $25,003.96 | December 31, 2034 |

Predominant Land Use: Grassland
This tract is located 3 miles south of Bartlett, NE.
Improvements to be sold include: 1,137 rods of fence, stockwell, pump and pressure system and 4 rubber tire tanks. Total Value: $14,920.00
Personal Property Items: 2 steel towers, 2 mills, cistern, steel stock tanks, pipe, rod and cylinder.
Trust Owned Improvements: Underground pipeline to 4 hydrants and stockwell.

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| 20a | E½, NE¼NW¼, NE¼SW¼ & S½SW¼<br>(480 acres, more or less) | 16-23-11 | $17,320.86 | December 31, 2034 |

Predominant Land Use: Grassland
This tract is located 5 miles north and 2 miles west of Bartlett, NE.
Improvements to be sold include: 640 rods of fence, stockwell, steel tower and mill. Total Value: $5,700.00
Personal Property Items: Steel stock tanks.
STIPULATION: See below.

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| 20b | W½NW¼<br>(80 acres, more or less) | 16-23-11 | $5,732.00 | December 31, 2034 |

Predominant Land Use: Grassland
This tract is located 5 miles north and 2 miles west of Bartlett, NE.
Improvements to be sold include: 160 rods of fence. Total Value: $1,100.00
Personal Property Items: Electric fence.
STIPULATION: See below.

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| 21 | All except 22.13 acres of Hwy #281 along West section line<br>(617.87 acres, more or less) | 36-23-11 | $23,909.44 | December 31, 2034 |

Predominant Land Use: Grassland
This tract is located 2 miles north of Bartlett, NE.
Improvements to be sold include: 800 rods of fence, steel tower, mill, pipe, rod and cylinder, bottomless tank and stockwell. Total Value: $11,500.00
Personal Property Items: Steel tower, mill, pipe, rod and cylinder and steel bottom stock tanks.
Trust Owned Improvements: Stockwell.

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| 24a | E½, NW¼, E½SW¼ except 3.503 acres of Hwy #91 along South boundary (556.497 acres, more or less) | 16-21-12 | $23,601.62 | December 31, 2034 |

Predominant Land Use: Dryland cropground, grassland and ½ mile Cedar River frontage. Hunting and other recreational potential.
This tract is located 2 miles west of Ericson, NE.
Improvements to be sold include: 2,240 rods of fence. Total Value: $11,000.00
Personal Property Items: Corrals, guard rail, portable panels and working chute.
Trust Owned Improvements: Culvert and electrical meter loop.

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| 24b | W½SW¼ except 1.327 acres of Hwy #91 along South boundary (78.673 acres, more or less) | 16-21-12 | $4,379.96 | December 31, 2034 |

Predominant Land Use: Grassland and dryland cropground
This tract is located 2 miles west of Ericson, NE.
Improvements to be sold include: 280 rods of fence and stockwell. Total Value: $2,150.00
Personal Property Items: 120 rods of interior fence, portable tower, mill and steel stock tanks.

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| 29 | NE¼ & S½ (480 acres, more or less) | 34-23-12 | $18,415.16 | December 31, 2034 |

Predominant Land Use: Grassland
This tract is located 7 miles west and 2 miles north of Bartlett, NE.
Improvements to be sold include: 800 rods of fence, 2 stockwells, steel tower, mill and 2 panel solar systems. Total Value: $20,400.00
Personal Property Items: 2 steel bottom stock tanks and portable pipe panels.
STIPULATION: See below.

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| 30 & 31 | N½N½ of Section 35-23-12 and All of (800 acres, more or less) | 36-23-12 | $25,408.20 | December 31, 2034 |

Predominant Land Use: Grassland
This tract is located 6 miles west and 3 miles north of Bartlett, NE.
Improvements to be sold include: 720 rods of fence, stockwell, steel tower, mill and bottomless tank. Total Value: $11,650.00
Personal Property Items: All electric fence.
Trust Owned Improvements: Buried waterline and hydrant.

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| 32 | All except 4.40 acres of county road along East boundary (635.60 acres, more or less) | 16-24-12 | $30,914.00 | December 31, 2034 |

Predominant Land Use: Grassland
This tract is located 17 miles northwest of Bartlett, NE.
Improvements to be sold include: 1,120 rods of fence, 2 stockwells and 2 panel solar system with drop pipe. Total Value: $16,000.00
Personal Property Items: 2 steel bottom tanks, steel tower and mill.

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STIPULATION: (applicable to Tracts #4 and 29): At any time during this lease, the Board may determine that eastern red cedar trees on the land should be controlled. The Board, in its sole discretion, will determine the control method, which may include prescribed fire. The Lessee agrees to cooperate with and perform any requirements of the burn project; including any land use changes which may include 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 will 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 Field Representative. The project will be conducted at the expense of the Board.

STIPULATION (applicable to Tracts #6a, 6b, 20a and 20b): 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.

STIPULATION (applicable to Tracts #20a and 20b): 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.

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:

TAD JUDGE
FIELD REPRESENTATIVE
Atkinson, NE  68713
CELL:  402/340-6744

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AG LEASE ADMINISTRATOR
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**Visit belf.nebraska.gov**

