NOTICE OF CUSTER 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 Custer County Fairgrounds, 44100 Memorial Drive in Broken Bow, Nebraska, the following educational lands within said County:

DATE: December 3, 2026 **TIME: 2:00 p.m.**

In the event of inclement weather and/or bad roads, the Board's Field Representative may postpone the sale until December 10, 2026, at 2:00 p.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	2026 RENTAL	LEASE EXPIRATION
16	SE1/4 (160 acres, more or less)	36-16-18	$14,576.00	December 31, 2034

Predominant Land Use: Grassland, dryland cropground and homesite
This tract is located 3 miles northeast of Ansley, NE.
Improvements to be sold include: 540 rods of fence, domestic well, submersible pump and pressure system and Whitewater tank. Total Value $7,200.00
Personal Property Items: House, all other buildings, grain bin, stock tanks, gates, panels, all equipment and furnishings.

25	W1/2NW1/4 (80 acres, more or less)	16-14-19	$3,549.90	December 31, 2034

Predominant Land Use: Grassland
This tract is located 12 miles south of Berwyn, NE.
Improvements to be sold include: 240 rods of fence and stock dam. Total Value $3,500.00

26a	NE1/4 (160 acres, more or less)	36-14-19	$9,300.00	December 31, 2034

Predominant Land Use: Grassland and dryland cropground
This tract is located 11 miles south and 3 miles west of Ansley, NE.
Improvements to be sold include: 460 rods of fence and stock dam. Total Value $2,700.00
Personal Property Items: Mill, tower and stock tanks.
STIPULATION: See below.

26b	S1/2 (320 acres, more or less)	36-14-19	$19,557.00	December 31, 2034

Predominant Land Use: Grassland and dryland cropground
This tract is located 11 miles south and 3 miles west of Ansley, NE.
Improvements to be sold include: 900 rods of fence, submersible pump, Whitewater pressure system and stock dams. Total Value $14,700.00
Personal Property Items: All stock tanks, mill, tower and all metal gates and panels.
Trust Owned Improvements: Stockwell and underground pipeline.
STIPULATION: See below.

26c	NW1/4 (160 acres, more or less)	36-14-19	$9,228.00	December 31, 2034

Predominant Land Use: Grassland and dryland cropground
This tract is located 11 miles south and 3 miles west of Ansley, NE.
Improvements to be sold include: 720 rods of fence and stock dams. Total Value $5,700.00
Personal Property Items: All stock tanks, mill and steel tower.
STIPULATION: See below.

42a	NW1/4 (160 acres, more or less)	16-16-20	$8,128.40	December 31, 2034

Predominant Land Use: Grassland and dryland cropground
This tract is located 2 miles south of Broken Bow, NE.
Improvements to be sold include: 400 rods of fence and stock dam. Total Value $4,800.00
Personal Property Items: Stock tank and hydrant.
STIPULATION: See below.

42b	SE1/4 (160 acres, more or less)	16-16-20	$7,832.00	December 31, 2034

Predominant Land Use: Grassland
This tract is located 2 miles south of Broken Bow, NE.
Improvements to be sold include: 320 rods of fence. Total Value $6,000.00
Personal Property Items: All electric fence.
STIPULATION: See below.

62a	W1/2 (320 acres, more or less)	16-14-22	$20,749.00	December 31, 2034

Predominant Land Use: Grassland and dryland cropground
This tract is located 4 miles northwest of Oconto, NE.
Improvements to be sold include: 1,340 rods of fence, 2 stockwells, submersible pump, pipe and wire, 2 tanks with floats and underground pipe and 3 stock dams. Total Value $14,400.00
Personal Property Items: Pumpjack and electric motor.

62b	SE1/4 (160 acres, more or less)	16-14-22	$11,823.00	December 31, 2034

Predominant Land Use: Grassland, dryland cropground and homesite
This tract is located 4 miles northwest of Oconto, NE.
Improvements to be sold include: 720 rods of fence and house. Total Value $14,500.00
Personal Property Items: All stock tanks, metal gates and garage.

72	All except 15.62 acres of road in W1/2E1/2 (624.38 acres, more or less)	16-13-23	$32,779.96	December 31, 2034

Predominant Land Use: Grassland
This tract is located 11 miles west and 3 miles south of Oconto, NE.
Improvements to be sold include: 1,280 rods of fence, corrals, 2 stockwells, 2 tire tanks, underground line, solar submersible and panels. Total Value $30,500.00
Personal Property Items: Steel bottom stock tanks, metal gates or panels, all mills and towers.

74a	E1/2 (320 acres, more or less)	16-14-23	$16,800.00	December 31, 2034

Predominant Land Use: Grassland
This tract is located 7 miles south and 2 miles west of Callaway, NE.
Improvements to be sold include: 320 rods of fence and stock dam. Total Value $2,100.00
Personal Property Items: Stock tank.
STIPULATION: See below.

74b	W1/2 (320 acres, more or less)	16-14-23	$16,800.00	December 31, 2034

Predominant Land Use: Grassland
This tract is located 7 miles south and 2 miles west of Callaway, NE.
Improvements to be sold include: 640 rods of fence and stock dam. Total Value $3,900.00
STIPULATION: See below.

78	W1/2 (320 acres, more or less)	36-16-23	$12,848.00	December 31, 2034

Predominant Land Use: Grassland
This tract is located 1 mile north of Callaway, NE.
Improvements to be sold include: 800 rods of fence, stockwell, submersible pump and dugout. Total Value $8,100.00
Personal Property Items: Stock tanks, corrals, creep feeder and all metal panels.
STIPULATION: 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.

84	All except 12.60 acres of Hwy #2 (627.40 acres, more or less)	16-20-23	$19,045.38	December 31, 2034

Predominant Land Use: Grassland
This tract is located 8 miles northwest of Anselmo, NE.
Improvements to be sold include: 1,040 rods of fence and stockwell. Total Value: $4,600.00
Personal Property Items: Solar panels, submersible pump, tank and 160 rods of interior fence.

95	N1/2 (320 acres, more or less)	36-18-24	$21,178.00	December 31, 2034

Predominant Land Use: Grassland and dryland cropground
This tract is located 14 miles west of Merna, NE.
Improvements to be sold include: 480 rods of fence. Total Value: $3,000.00

100	NW1/4 (160 acres, more or less)	36-13-25	$12,165.70	December 31, 2034

Predominant Land Use: Grassland, dryland cropground and irrigated cropground
This tract is located 8 miles north and 2 miles east of Gothenburg, NE.
Improvements to be sold include: 580 rods of fence. Total Value: $3,150.00
Personal Property Items: 35 rods of SW field fence and pivot system.
STIPULATION: See below.

107	All except 7.59 acres of road along East boundary (632.41 acres, more or less)	16-18-25	$21,166.56	December 31, 2034

Predominant Land Use: Grassland
This tract is located 6½ miles north of Arnold, NE.
Improvements to be sold include: 1,600 rods of fence, stockwell, submersible pump and pressure system, bottomless tank and stock dams. Total Value: $21,800.00
Personal Property Items: All corrals, metal panels and gates, all stock tanks and old mill and tower.
Trust Owned Improvements: All buried waterline.
STIPULATION: A written grazing plan may be required for the 2027 grazing season specifying the stocking rates and grazing dates, which must be approved in writing by the Board's Field Representative prior to the commencement of grazing.

STIPULATION (applicable to Tracts #26a, 26b, 26c, 42a, 42b, 74a and, 74b): 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.

STIPULATION (applicable to Tracts #42b and 100): 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 tract 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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