NOTICE OF KEITH 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 KEITH COUNTY FAIRGROUNDS, 1000 W 3rd Street in Ogallala, Nebraska, the following educational lands within said County:

DATE: December 1, 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 8, 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	2027 RENTAL	LEASE EXPIRATION
1	All (640 acres, more or less)	16-12-35	$35,789.80	December 31, 2033

Predominant Land Use: Dryland cropground
This tract is located 7 miles south and 1½ miles east of Paxton, NE.
Improvements to be sold include: 160 acres of chemically sprayed wheat stubble. Total Value: $9,300.00
Personal Property Items: Submersible pump.
Trust Owned Improvements: Stockwell, mill, tower and drop pipe, steel bottom stock tank, steel water storage tank, all abandoned outbuildings, foundations, trees, fence, miscellaneous farm implements and machinery.
The lessee has elected to harvest 160 acres of fall-seeded wheat. Amount of 2027 rent to be refunded: $10,200.00

20b	N1/2NW1/4 (80 acres, more or less)	36-13-36	$10,796.50	December 31, 2034

Predominant Land Use: Irrigated cropground and dryland cropground
This tract is located 4 miles south and 1½ miles west of Paxton, NE.
Improvements to be sold include: Discharge head, column and bowl assembly, electric motor, pump panel and wiring. Total Value: $52,800.00
Personal Property Items: Chemigation valve, discharge tube, center pivot system and fertilizer tank.
Trust Owned Improvements: Irrigation well, livestock well and electric submersible pumping plant.

26b	SW1/4 except 5 acres of dryland in NW corner and except 1 acre of pasture in NE corner (155.68 acres, more or less)	16-12-37	$24,910.48	December 31, 2034

Predominant Land Use: Irrigated cropground and dryland cropground
This tract is located 1 mile east and 8 miles south of Roscoe, NE.
Improvements to be sold include: Discharge, head, column and bowl assembly, electric motor, pump panel and wiring, buried electric line and overhead electric line. Total Value: $61,500.00
Personal Property Items: Chemigation valve, discharge tube, center pivot sprinkler system and fertilizer tank.
Trust Owned Improvements: Irrigation well.
STIPULATION: The appraised value and contributory value to the land of the 1,500' of overhead electric line and 1,675' of buried electric line and pad mount transformer now inventoried as an appraisable improvements for $23,240.00 and all costs thereof will be depreciated and reduced at the rate of $1,936.67 per year for twelve (12) years commencing January 1, 2027, and ending December 31, 2038, at which time these two electric lines and pad mount transformer and all costs thereof shall be fully depreciated, their appraised value and contributory value to the land shall be zero and they shall no longer be appraisable improvements and shall be owned by the School Trust.

37a	E1/2 (320 acres, more or less)	16-12-38	$19,054.00	December 31, 2032

Predominant Land Use: Dryland cropground
This tract is located 7 miles south and 2 miles east of Ogallala, NE.
There are no improvements to be sold.

37b	W1/2 (320 acres, more or less)	16-12-38	$19,270.00	December 31, 2032

Predominant Land Use: Dryland cropground
This tract is located 7 miles south and 2 miles east of Ogallala, NE.
There are no improvements to be sold.

40a	N1/2 except fenced farmstead, improvement site and adjacent pasture of approximately 43 acres in and near NE1/4NW1/4 thereof (277 acres, more or less)	36-13-38	$16,886.50	December 31, 2032

Predominant Land Use: Dryland cropground
This tract is located 5 miles south and 4½ miles east of Ogallala, NE.
There are no improvements to be sold.

40b	Fenced farmstead, improvement site and adjacent pasture in and near NE1/4NW1/4 (43 acres, more or less)	36-13-38	$5,040.00	December 31, 2038

Predominant Land Use: Rural residential acreage
This tract is located 5 miles south and 4½ miles east of Ogallala, NE.
Improvements to be sold include: Domestic well and buried waterline. Total Value: $2,100.00
Personal Property Items: 700 rods of barbed wire fence, electric submersible pumping plant with pressure system, all steel bottom livestock tanks and floats, house, detached garage, machine shed, 2 steel grain bins, brooder house, dog kennel, granary, propane tank, all continuous fencing, steel gates and corral materials, all electric fence and materials.

40c	S1/2 (320 acres, more or less)	36-13-38	$19,940.50	December 31, 2032

Predominant Land Use: Dryland cropground
This tract is located 5 miles south and 4½ miles east of Ogallala, NE.
There are no improvements to be sold.

48a	N1/2 (320 acres, more or less)	36-13-39	$20,158.50	December 31, 2032

Predominant Land Use: Dryland cropground
This tract is located 3 miles south of Ogallala, NE.
There are no improvements to be sold.

55a	N1/2 except 2 acres in NW1/4NW1/4 (318 acres, more or less)	16-13-40	$20,561.98	December 31, 2034

Predominant Land Use: Dryland cropground and grassland
This tract is located ½ mile west of Brule, NE.
There are no improvements to be sold.
Personal Property Items: All farm machinery and implements.
Trust Owned Improvements: 2 gravity irrigation wells and internal pumping equipment, all underground pipeline and risers, livestock well and pumping plant and reuse pit.
The lessee has elected to harvest 150.06 acres of fall-seeded wheat. Amount of 2027 rent to be refunded: $9,350.00
STIPULATION: See below.

59a	That part of NE1/4 lying North of hard surfaced road, subject to easement for floodage covering 14.54 acres thereof evidenced by Journal Entry Recorded in Book L at pages 117-124 in office of the Board (26.96 acres, more or less)	36-15-40	$10,000.00	December 31, 2036

Predominant Land Use: Commercial/mobile home sites
This tract is located on the south edge of Lakeview, NE area.
Improvements to be sold include: Domestic well and submersible pumping plant. Total Value: $4,500.00
Personal Property Items: Well house, 11 mobile home units, attached wooden decks, all sheds/carports and septic systems.
Trust Owned Improvements: All buried waterlines and hydrants.
STIPULATION: See below and Throughout the entire term of this lease, this land shall be used by Lessee as a site for not more than eleven (11) total mobile homes; not more than one (1) of these mobile homes shall be owned or occupied by Lessee; and none of these mobile homes shall be located within the area covered by the floodage easement. The rent for this land during the term of this lease shall be $10,000.00. 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.

59b	All that part lying South of County Road (600.79 acres, more or less)	36-15-40	$16,192.42	December 31, 2034

Predominant Land Use: Grassland
This tract is located on the south edge of Lakeview, NE area.
Improvements to be sold include: 920 rods of fence, livestock well, 2 windmill pumping plants and bottomless tank. Total Value: $18,900.00
Personal Property Items: 330 rods of barbed wire fence and steel bottom livestock tank.
Trust Owned Improvements: Livestock well.

63a	All of cropground lying generally in N1/2 (320.50 acres, more or less)	16-13-41	$20,482.50	December 31, 2032

Predominant Land Use: Dryland cropground
This tract is located 7 miles west of Brule, NE.
There are no improvements to be sold.

STIPULATION (applicable to Tracts #55a and 59a): 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.

The Lessee making each election to harvest fall-seeded crops will pay the 2027 rent on those acres. In the event of such election, the successful bidder, if other than the previous Lessee, will receive a refund of 2027 rent equal to the amount so paid by the previous Lessee.

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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