# NOTICE OF KIMBALL 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 KIMBALL COUNTY TRANSIT BUILDING, 233 S. Chestnut Street in Kimball, Nebraska, the following educational lands within said County:

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

In the event of inclement weather and/or bad roads, the Board's Field Representative may postpone the sale until December 7, 2026, at 2:00 p.m. MT 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 |
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| **10** | All<br>(640 acres, more or less) | 16-14-54 | $10,830.50 | December 31, 2034 |

Predominant Land Use: Grassland and dryland cropground
This tract is located 3 miles south and 1 mile west of Dix, NE.
Improvements to be sold include: 700 rods of fence, stockwell and 145 acres of chemically sprayed wheat stubble. Total Value: $12,150.00
The lessee has elected to harvest 180 acres of fall-seeded wheat. Amount of 2027 rent to be refunded: $3,960.00

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| **12** | All<br>(640 acres, more or less) | 16-15-54 | $8,799.90 | December 31, 2033 |

Predominant Land Use: Grassland and dryland cropground
This tract is located 2 miles west and 2 miles north of Dix, NE.
Improvements to be sold include: 1,350 rods of fence, stockwell, solar submersible pump, pipe and wire, solar panels, 2 concrete bottom tanks and 90 acres of chemically sprayed wheat stubble. Total Value: $40,755.00
Trust Owned Improvements: Pipeline to tanks.

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| **20** | All<br>(640 acres, more or less) | 16-14-55 | $12,824.30 | December 31, 2034 |

Predominant Land Use: Grassland and dryland cropground
This tract is located 3 miles south and 1 mile east of Kimball, NE.
Improvements to be sold include: 1,680 rods of fence. Total Value: $12,000.00

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| **22** | All except 4.27 acres for Hwy #71 in SW1/4SW1/4<br>(635.73 acres, more or less) | 16-15-55 | $8,528.36 | December 31, 2033 |

Predominant Land Use: Grassland and dryland cropground
This tract is located 2 miles north and 1 mile east of Kimball, NE.
Improvements to be sold include: 1,280 rods of fence, stockwell, submersible pump, pipe and wire, underground pipe to tanks and 178 acres of chemically sprayed wheat stubble. Total Value: $11,560.00
Personal Property Items: All buildings, stock tanks, corrals, windbreaks, steel gates, interior fence and electric fence.

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| **27** | All<br>(640 acres, more or less) | 16-12-56 | $7,397.76 | December 31, 2034 |

Predominant Land Use: Gr assland
This tract is located 15 miles south and 3 miles west of Kimball, NE.
Improvements to be sold include: 1,120 rods of fence, stockwell, steel tower, mill, pipe, rod and cylinder. Total Value: $15,000.00
Personal Property Items: Stock tanks.

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| **32** | All<br>(640 acres, more or less) | 16-15-56 | $8,436.10 | December 31, 2034 |

Predominant Land Use: Grassland and dryland cropground
This tract is located 2 miles north and 4 miles west of Kimball, NE.
Improvements to be sold include: 720 rods of fence and stockwell. Total Value: $5,000.00
Personal Property Items: Stock tank, steel supply tank, steel tower and mill.

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| **34** | All<br>(640 acres, more or less) | 16-16-56 | $15,056.90 | December 31, 2036 |

Predominant Land Use: Dryland cropground and grassland
This tract is located 8 miles north and 4 miles west of Kimball, NE.
Improvements to be sold include: 1,240 rods of fence, stockwell, pump, pipe and wire, stock tank, house and garage. Total Value: $53,100.00
Personal Property Items: All other buildings, propane tank and corrals.
The lessee has elected to harvest 88 acres of fall-seeded wheat. Amount of 2027 rent to be refunded: $2,332.00

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| **42** | All<br>(640 acres, more or less) | 16-15-57 | $12,161.60 | December 31, 2034 |

Predominant Land Use: Dryland cropground and grassland
This tract is located 1 mile east and 2 miles north of Bushnell, NE.
Improvements to be sold include: Stockwell, pump, pipe and pressure tank, buried electric line, buried waterline and 3 hydrants and 116 acres of chemically sprayed wheat stubble. Total Value: $7,500.00
Personal Property Items: Fence around pasture and building site, corrals, stock tanks, automatic waterers, steel gates and panels, metal and wood windbreaks.
The lessee has elected to harvest 122 acres of fall-seeded wheat. Amount of 2027 rent to be refunded: $2,936.00

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| **45** | All<br>(640 acres, more or less) | 36-16-57 | $11,992.66 | December 31, 2034 |

Predominant Land Use: Dryland cropground and grassland
This tract is located 5 miles north and 7 miles west of Kimball, NE.
Improvements to be sold include: 787 rods of fence, stockwell, pump, pipe and hookups. Total Value: $3,300.00
Personal Property Items: Stock tanks, all buildings, corrals and wire panels.
Trust Owned Improvements: Buried pipeline
The lessee has elected to harvest 102 acres of fall-seeded wheat. Amount of 2027 rent to be refunded: $2,703.00

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| **49** | All<br>(640 acres, more or less) | 36-13-58 | $12,839.90 | December 31, 2035 |

Predominant Land Use: Dryland cropground and grassland
This tract is located 12 miles south and 1 mile west of Bushnell, NE.
Improvements to be sold include: 720 rods of fence and stockwell. Total Value: $5,300.00
Personal Property Items: All electric fence, pipe, rod and cylinder in well, steel tower, mill, corrals and submersible pump.
STIPULATION: This Lease is being offered as mostly dryland cropground with some pasture; however, the Board will consider reseeding the cropground to grass through either an EQIP Contract or through a Conservation Reserve Program Contract, if the successful bidder desires to convert these acres back to grass. In the event these acres are reseeded, the rental on these acres will be reclassified to an appropriate classification during the Contract period. Any change in use and the respective program Contract, must be approved in writing, in advance, by the Board. If Lessee desires to farm this parcel rather than reseeding to grass, Lessee will be required to submit to the Field Representative for the Board of Educational Lands and Funds a written plan satisfactory to the Board for use of all cropground during each year of this Lease, specifying crops to be planted, fertilizer program, weed control, and other farming practices which must be approved by the Field Representative in writing prior to the commencement of farming each year, and must be followed by Lessee.

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| **57** | Govt Lots 1, 2, 3 and 4<br>(138.88 acres, more or less) | 16-12-59 | $3,055.36 | December 31, 2037 |

Predominant Land Use: Dryland cropground
This tract is located 15 miles south and 8 miles west of Bushnell, NE.
There are no improvements to be sold.
STIPULATION: This Lease is being offered as mostly dryland cropground; however, the Board will consider reseeding the cropground to grass through either an EQIP Contract or through a Conservation Reserve Program Contract, if the successful bidder desires to convert these acres back to grass. In the event these acres are reseeded, the rental on these acres will be reclassified to an appropriate classification during the Contract period. Any change in use and the respective program Contract, must be approved in writing, in advance, by the Board. If Lessee desires to farm this parcel rather than reseeding to grass, Lessee will be required to submit to the Field Representative for the Board of Educational Lands and Funds a written plan satisfactory to the Board for use of all cropground during each year of this Lease, specifying crops to be planted, fertilizer program, weed control, and other farming practices which must be approved by the Field Representative in writing prior to the commencement of farming each year, and must be followed by Lessee. 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.

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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