

NOTICE OF DAWES 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 Dawes County in Chadron, Nebraska, the following educational lands within said County:

DATE: April 25, 2019

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 May 2, 2019, 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.

<u>TRACT</u>	<u>DESCRIPTION</u>	<u>SEC.TWP.RGE</u>	<u>2019 RENTAL</u>	<u>LEASE EXPIRATION</u>
61a	See Below	36-33-51	\$22,067.84	December 31, 2028

DESCRIPTION: All except N2NW4, farmstead of approximately 7.52 acres in NE4SE4, that portion of NW4SW4 lying SW of existing road, and that portion of Whitney Lake in SW4SW4 (535.09 acres, more or less)

This tract is located 1 mile west of Whitney, NE.

Trust Owned Improvements To Be Sold: 1,555 rods of fence, 4 tanks, wood plank bridge, steel arch bridges and steel flat bridges. Total Value: \$6,200.00

Trust Owned Improvements: Water meter, 2,200' of buried livestock waterline, irrigation pit in NW4NE4, 1,700' of PVC irrigation pipeline from pit to pivot point and an irrigation pit in NE4SW4.

SPECIAL NOTICE: \$6,080.00 has been added to the above total 2019 annual rent for the yearly irrigation charge.

In order for anyone to be eligible to bid on a school land lease, they must be able to contract in accordance with Nebraska Law and have deposited with the Dawes County Treasurer, or with a representative of the Board, a bank draft, cashier's check, certified check or money order made payable to the Board of Educational Lands and Funds, in the amount of \$28,267.84, which is the 2019 rental and irrigation charges plus the \$6,200.00 value of the Trust-owned improvements to be sold. Said rental deposit may be submitted at any time until the tract is announced "Sold".

If more than one qualified bidder is interested in this lease, it will be sold subject to Board approval, to the party bidding the highest bonus, in addition to the first year's rent and irrigation charges, and the \$6,200.00 value of the improvements, 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 which covers the entire term of the lease.

The sale of this lease shall be final immediately after the auction, and the lessee, having already paid the first-year's rent, irrigation charges and the \$6,200.00 value of the improvements in order to be eligible to bid, shall execute the new lease and pay the amount of the bonus, if any, to the Board. At that time the lessee will receive possession of the land and improvements.

This Lease 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 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.

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 right, title and interest in any items listed as "Trust owned", shall remain with the School Trust.

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.

All County Farm Service Agency information for the Board of Educational Lands and Funds is public information and is obtainable by contacting the local office.

Rental is subject to change by the Board semi-annually at any time during the term of the lease.

For further information contact:

BOARD OF EDUCATIONAL LANDS AND FUNDS

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