

NOTICE OF SALE OF CITY OF SEWARD FARM LEASES

NOTICE is hereby given that the City of Seward, Nebraska, a Municipal Corporation (“the City or Lessor”) will offer for sale at Public Action to be held at the Municipal Building, 142 North 7th Street, Seward, Nebraska on the 27th day of January, 2025 at 10:00 o’clock a.m. local time, Farm Leases covering the following described property:

<u>Tract</u>	<u>Sec/Twp/Rge</u>	<u>Acres</u>
1.	22-11-3	15
2.	16-11-3	41.4
3.	29-11-3	12
4.	21-11-3	29.48
5.	28-11-3	6

Each tract is offered and the Lease for each tract will be issued for the acreage indicated, which may be more or less than the actual acreage. Each Lease shall be subject to all easements, restrictions, reservations, public roads, rights-of-way and any other matters of record.

Such Leases will be for a term of three years. Each such Lease will be sold to the highest and best bidder therefore subject to the right of the City of Seward to reject any and all bids. All Leases are subject to final approval of the City of Seward City Council. Copies of the Lease forms are available prior to the sale by contacting the City Clerk.

Derek Bargmann
City Clerk
537 Main Street
Seward, NE 68434
402-643-2928
Derek.bargmann@cityofsewardne.gov

CITY OF SEWARD
/s/ Kelly R. Hoffschneider, City Attorney

Please publish one time each date:
December 18, 2024; January 8, 22, 2025
One Proof of Publication

TRACT 1 SECTION 22-11-3 15 ACRES

15 tillable acres located in a portion of Wilderness Park First Addition Corrected Plat, Seward, Seward County Nebraska beginning at the Northeast Corner of the South half of the Northeast Quarter of said Section 21 Township 11 Range 3 East of the 6th P.M., thence in a westerly direction North 89°25'37"W for a distance of 70.00 feet, thence South 39°25'00"W for a distance of 916.71 feet, thence South 00°01'56" E for a distance of 599.81 feet, thence South 00°15'33"W for a distance of 662.28 feet, thence easterly along the south line of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter to a point that intersects the former easterly right-of-way line of the Burlington Northern Railroad, thence South 89°39'12"E for a distance of 73.15 feet, thence North 00°20'46"E for a distance of 125.41 feet, thence North 32°12'33"E for a distance of 371.76 feet, thence North 37°02'13"E for a distance of 523.02, thence along a curve to the right having a radius of 1177.77 feet and an arc length of 917.40 feet, being subtended by a chord of North 58°17'11"E for a distance of 894.38 feet, thence North 72°39'19"E for a distance of 23.61 feet, thence North 00°00'13"W for a distance of 120.79 feet, thence North 89°51'28"W for a distance of 660 feet, thence North 00°00'13"W for a distance of 215 feet, thence North 89°51'28"W for a distance of 320 feet, thence North 00°00'13"W to a point on the south line for the northwest quarter of the northwest quarter of Section 22 Township 11 Range 3 East of the 6th P.M., thence west on said south line to the point of beginning.

TRACT 2 15-11-3 32.41 ACRES

32.41 tillable acres located in a portion of Wilderness Park First Addition Corrected Plat, Seward, Seward County Nebraska, beginning at the Southwest corner of Section 15 Township 11 Range 3 East of the 6th P.M., thence North 89°16'46"W for a distance of 211.09 feet, thence North 18°03'23"W for a distance of 603.76 feet, thence North 00°12'32"E for a distance of 750 feet, thence South 89°08'37"E along the North line of the South One-Half of the Southeast Quarter of said Section 16, for a distance of 400 feet to the Northeast corner of the South One-Half of the Southeast Quarter of said section 16, thence North 00°14'31"E along the East line of the North One-Half of the Southeast Quarter of said Section 16 for a distance of 607.56 feet, thence South 89°56'30"E for a distance of 1149.96 feet to the centerline of Plum Creek, thence North 15°12'34"W along the centerline of Plum Creek for a distance of 466.78 feet, thence North 80°52'50"W along the centerline a Plum Creek for a distance of 403.20 feet, thence North 00°03'30"E for a distance of 200 feet to a point on the north line of the Southwest Quarter of said Section 15, thence easterly along the north line of the Southwest Quarter of said Section 15 to a point of intersection with the eastern boundary of Wilderness Park First Addition Corrected Plat, thence continuing easterly along the north line of the Southwest Quarter of said Section 15, South 89°56'30"E for a distance of 309.59 feet, thence South 00°03'32"W for a distance of 1172.56 feet, thence North 89°56'31"W for a distance of 206.50 feet, thence South 00°06'19"W for a distance of 162.68 feet, thence South 25°06'19"W for a distance of 115.28 feet, thence South 53°51'20"W for a distance of 377.35 feet, thence South 41°23'56"W for a distance of 346.21 feet, thence South 74°54'53"W for a distance of 302.45 feet, thence South 17°04'30"W for a distance of 670 feet to a point on the South line of the Southwest Quarter of said Section 15, thence westerly along the South line of the Southwest Quarter of said Section 15 to the point of beginning.

Except a tract of land known as the Karol Kay Boulevard Dedication plat filed on September 26, 2019, as instrument number 201902091 in drawer 113-050 in the Seward County Register of Deeds Office.

TRACT 3 SECTION 29-11-3 10 ACRES

10.12 tillable acres located in the northwest quarter of the northeast quarter of Section 29, Township 11 North, Range 3 East of the 6th P.M., Seward County, Nebraska.

TRACT 4 SECTION 21-11-3 29.48 ACRES

29.48 tillable acres located in a portion of Wilderness Park First Addition Corrected Plat, Seward, Seward County Nebraska, beginning at the Northeast Corner of the Southeast Quarter of the Southeast Quarter of Section 21 Township 11 Range 3 East of the 6th P.M., thence South 00°00'00" E for a distance of 662.29 feet, thence North 89°53'56" W for a distance of 300 feet, thence North 00°00'00" E for a distance of 47.77 feet, thence along a curve to the right having a radius of 1249.86 feet and an arc length of 233.29 feet, being subtended by a chord of North 68°22'32"W for a distance of 232.95 feet, thence South 16°32'07"W to a point on the northerly right-of-way line of U.S Highway 34, thence northwesterly along U.S. Highway 34 right-of-way line to a point of intersection with the centerline of Plum Creek, thence North 21°49'34"E along the centerline of Plum Creek for a distance of 206.81 feet, thence North 25°54'54"E along the centerline of Plum Creek for a distance of 184.51 feet, thence N40°45'05"E along the center line of Plum Creek for a distance of 216.70 feet, thence North 12°36'44"E along the center line of Plum Creek for a distance for 66 feet, thence North 60°37'51" W along the centerline of Plum Creek for a distance of 81.35 feet, thence South 88°05'38"W along the centerline of Plum Creek for a distance of 236.77 feet, thence North 34°20'45"W along the center line of Plum Creek for a distance of 56.56 feet, thence North 40°27'42"E along the center line of Plum Creek for a distance of 53.64 feet, thence North 67°32'01"E along the centerline of Plum Creek for a distance of 83.04 feet, thence North 38°58'56"E along the centerline of Plum Creek for a distance of 89.04 feet, thence North 07°33'18"E along the centerline of Plum Creek for a distance of 76.09 feet, Thence South 89°39'12"E for a distance of 919.24 feet to Southwest Corner of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 21, thence easterly along the south line of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter to a point that intersects the former easterly right-of-way line of the Burlington Northern Railroad, thence South 32°17'5"W for a distance of 780.22 feet, thence South 89°42'33"E for a distance of 456.93 feet to the point of beginning.

TRACT 5 SECTION 28-11-3 6 ACRES

6 tillable acres located in Tax Lot 19, SW¼ of the NE¼, West of the river in the East½ of the NW¼ South of the river and East of the road, in Section 28, Township 11 North, Range 3 East of the 6th P.M., Seward County, Nebraska more particularly described as follows:

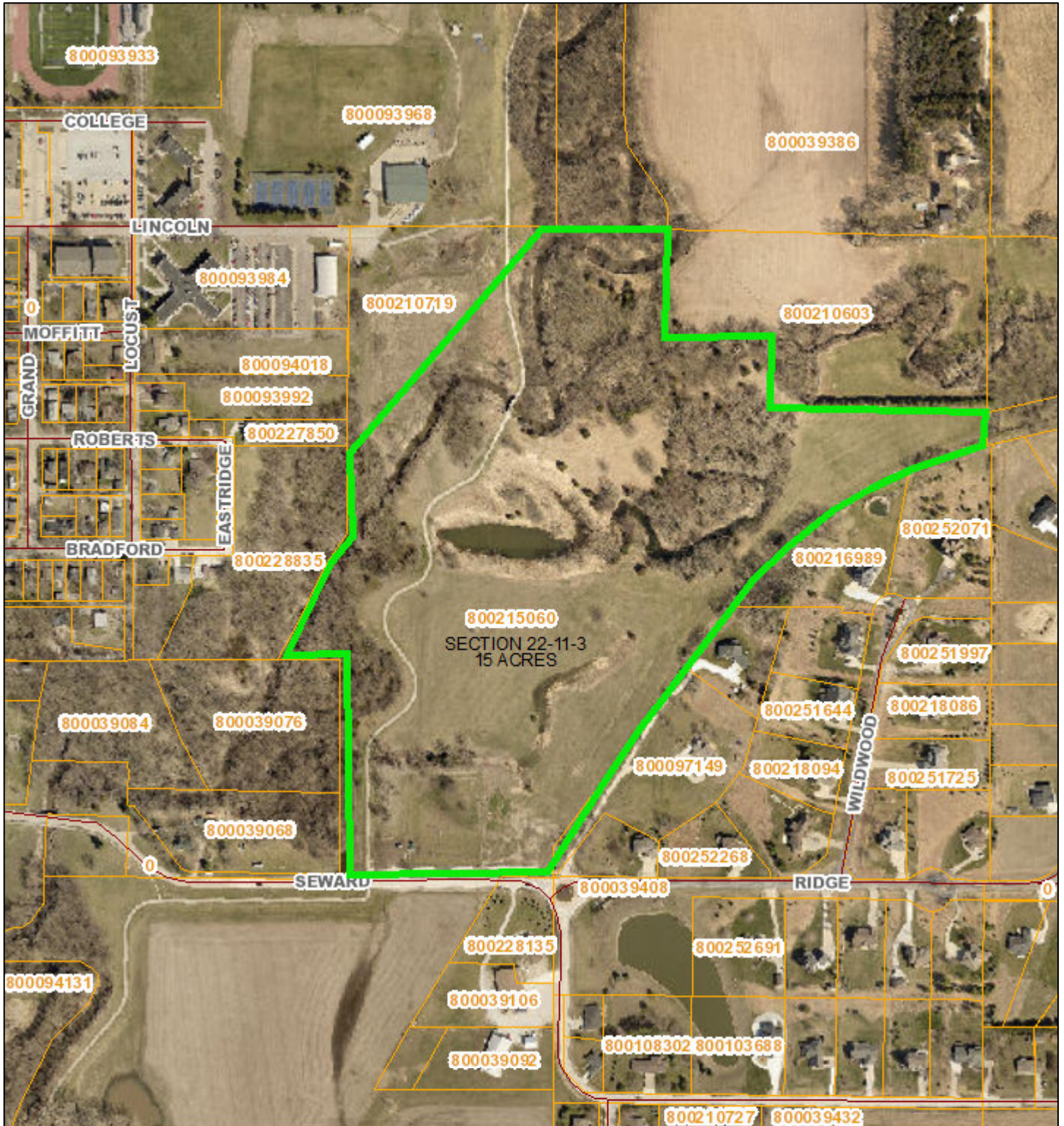
Beginning at the southwest corner of Lot 7, in Woods and Mortons Subdivision of the East Half of the Northwest Quarter of Section 28, Township 11 North, Range 3, East of the 6th P .M., as the same appears of record in Book T at page 216 of the records of Seward County, Nebraska, and running thence south 8° 45' E 51 feet, thence south 63° 8' East 190 feet, thence north 82° East 200 feet, thence north 74°52' East 256 feet more or less to an intersection with the East line of the East Half of the Northwest Quarter of said Section 28, thence north on said last described line 136 feet more or less to an intersection with the center of the channel of the Big Blue River, thence in a westerly direction following the center of the channel of said River to an intersection with the south line of said Lot 7, thence west along said last named line, 1.50 chains, more or less to the place of beginning, containing 1.30 acres, more or less.

Also, beginning at a point where the center of the channel of the Big Blue River intersects the west line of the East half of the Southwest Quarter of the Northeast Quarter of Section 28, Township 11 North, Range 3, East of the 6th P.M., Seward County, Nebraska, the same being 50 feet more or less North of the southwest corner of said East Half of the Southwest Quarter of the Northeast quarter, thence north along the west line of said E1/2 of SW¼ of NE¼, 400 feet more or less to the center of the channel of said Big Blue River, thence in a southeasterly direction following the center of the channel of said river downstream to the starting point, containing one acre more or less;

Also, the South Half of the West Half of the Southwest Quarter of the Northeast Quarter of Section 28, Township 11 North, Range 3, East of the 6th P.M., in Seward County, Nebraska, except a tract along the south line lying south of the center of the channel of the Big Blue River, containing one (1) acres more or less, more particularly described in a certain deed executed by Bert Miers and Tina Miers, his wife, to Earnest Wall, dated Nov. 21, 1927, filed for record November 21, 1927, and recorded in Book 41, page 255 of the Deed Records of Seward County, Nebraska;

All that part of Tax Lot 19, lying East of the County Road, as now located, and north of the east and west half section line and lying west and south of the center of the present channel of the Big Blue River and all being in the Southeast Quarter of the Northwest Quarter (SE¼ NW¼) of Section 28, Township 11, North Range 3, East of the 6th P.M., Seward County, Nebraska, more particularly described as follows:



Beginning at a point 51 feet south and 8° 45' east of the southwest corner of Lot 7 of Woods and Mortons Subdivision of the East Half of the Northwest Quarter of Section 28, Township 11, Range 3, East, Seward County, Nebraska, as said Plat is shown in Book T, page 216, and on the east line of a county road that runs northerly and southerly through Tax Lot 19 of said East Half of Northwest Quarter of said Section 28; thence south 63° 8' East, 190 feet; thence North 82° East, 200 feet; thence north 74° 52" east 256 feet, more or less, to an intersection with the East line of said East Half of Northwest Quarter of Section 28, which point is 136 feet, more or less, south of the center of the channel of the Big Blue River; thence South along the east line of the East Half of the Northwest Quarter of said Section 28, to the center of said Section 28; thence west along the south line of the south half Northwest Quarter of said Section 28, to a point where said center line intersects the east line of the said first mentioned county road; thence northerly along the east line of said county road, to the point of beginning.

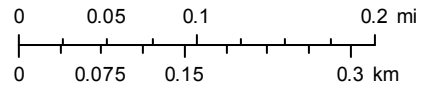


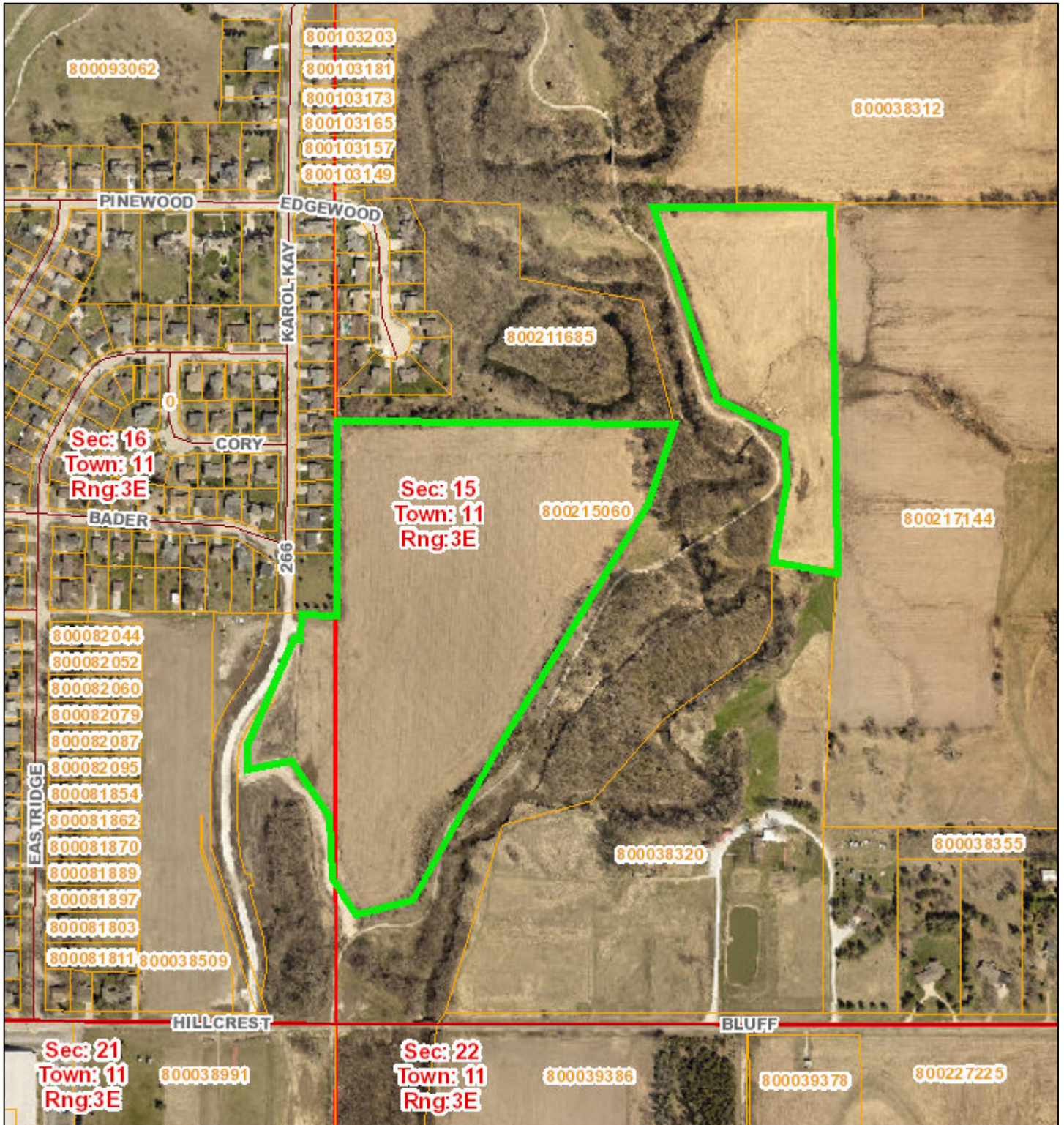
January 18, 2022

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:6,824

-  Roads
-  Parcels



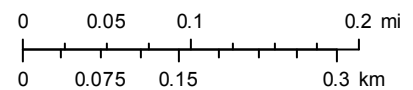


January 18, 2022

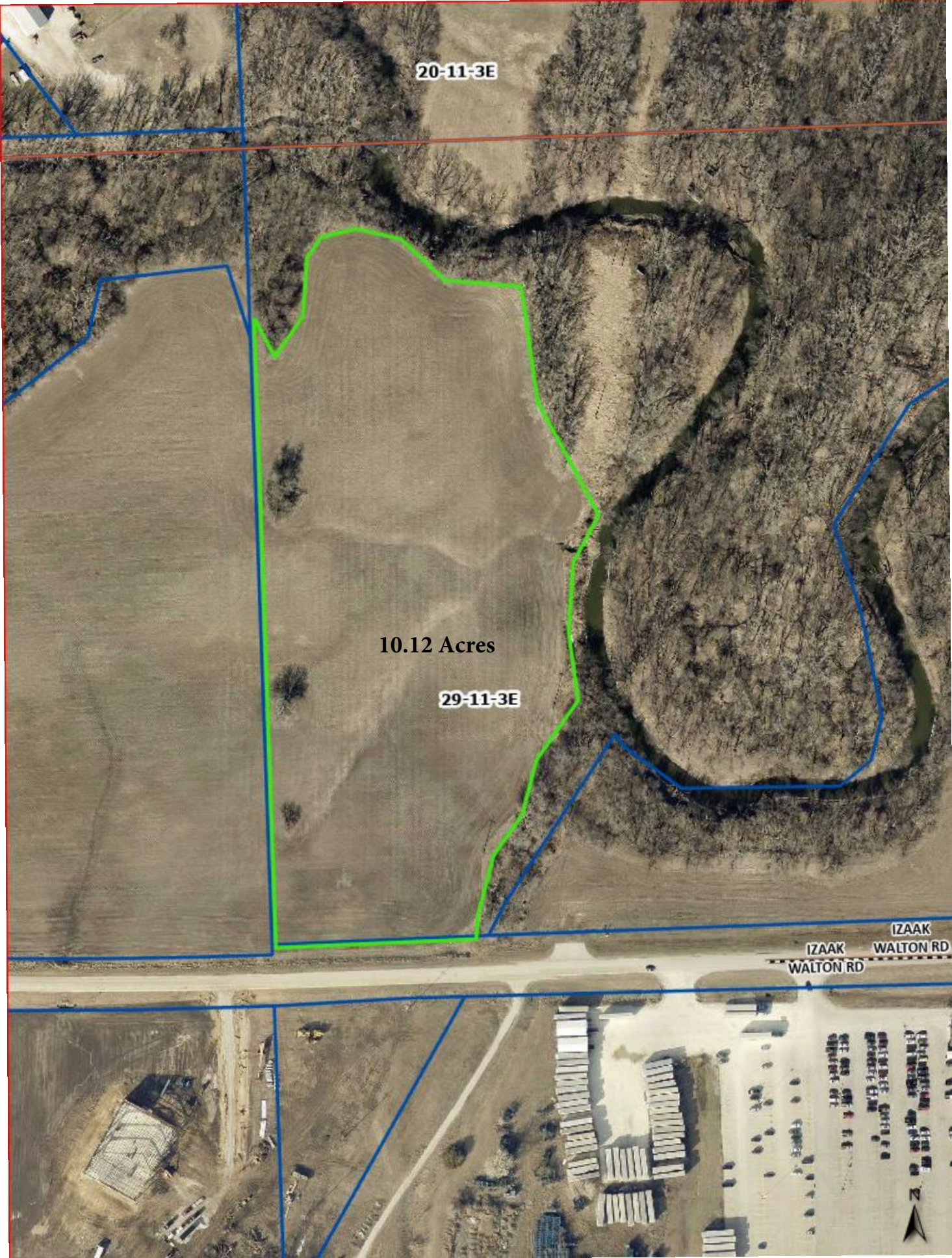
DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

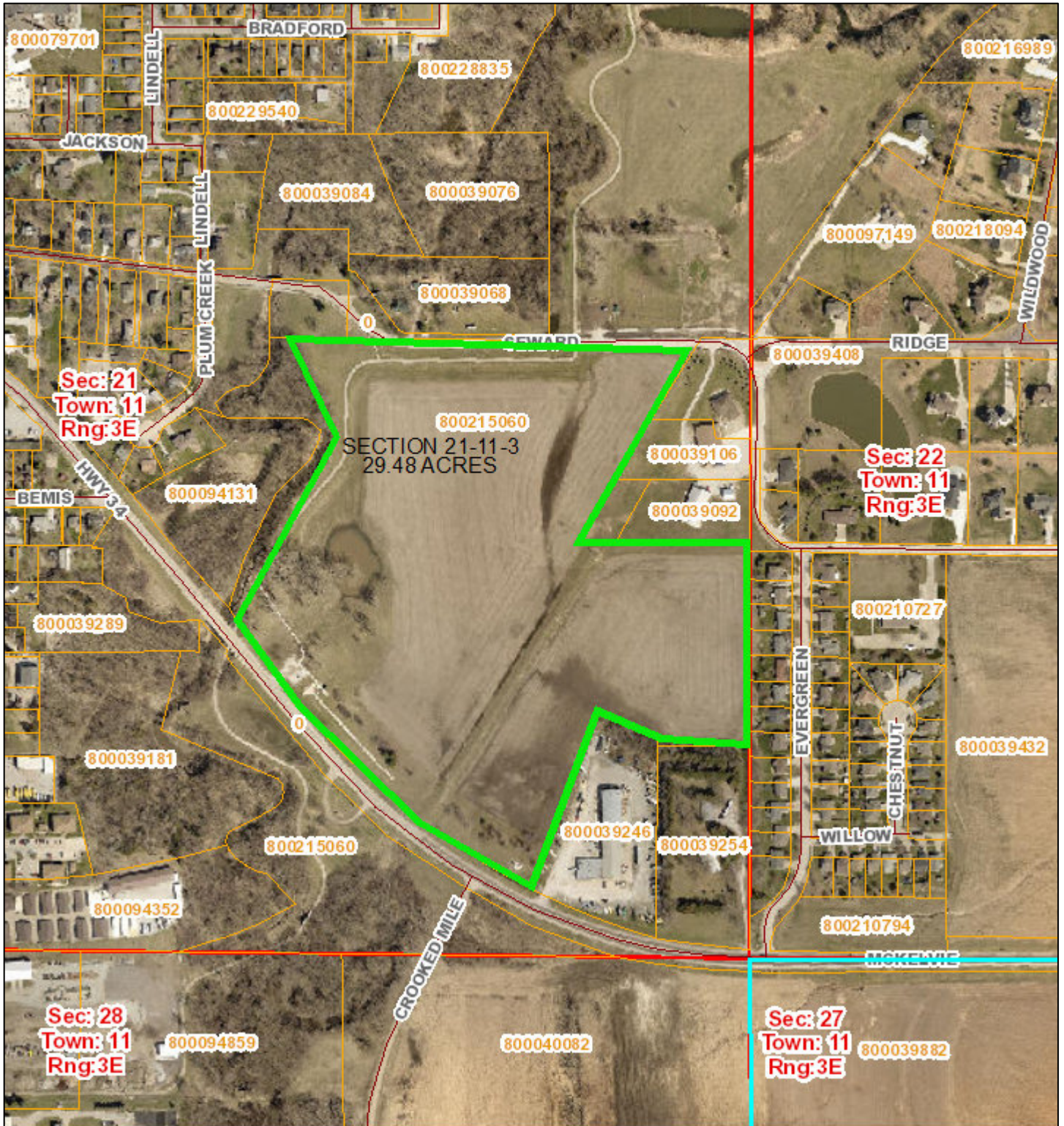
1:7,213

-  Roads
-  Parcels
-  Sections



Tract 3



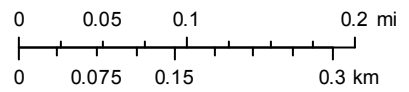


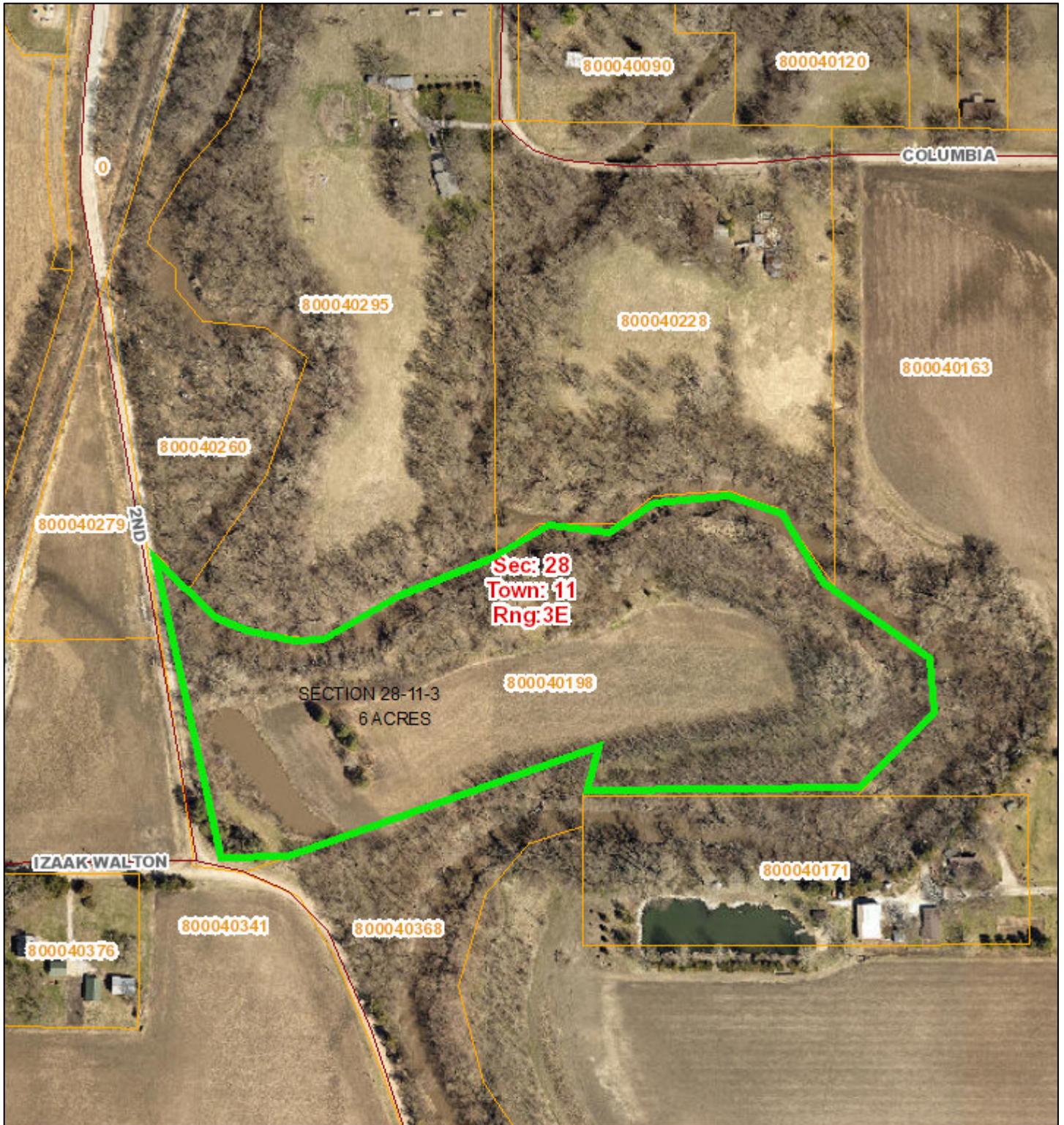
January 18, 2022

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:7,226

-  Roads
-  Parcels
-  Sections





Sec: 28
Town: 11
Rng: 3E

SECTION 28-11-3
 6 ACRES

January 18, 2022

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:4,055

-  Roads
-  Parcels
-  Sections

