

2022-2023

NEBRASKA  
BOARD OF EDUCATIONAL  
LANDS AND FUNDS



ANNUAL REPORT

GOVERNOR JIM PILLEN

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**ORGANIZATION AND PERSONNEL  
BOARD OF EDUCATIONAL LANDS AND FUNDS**

**BOARD MEMBERS**

**TERM EXPIRES**

Jerald Meyer, Lincoln, NE . . . . .	1st District . . . . .	Oct. 1, 2026
Dwayne Probyn, Papillion, NE . . . . .	2nd District . . . . .	Oct. 1, 2028
Robert Kobza, Bellwood, NE . . . . .	3rd District . . . . .	Oct. 1, 2027
Duane L. Kime, Valentine, NE . . . . .	4th District . . . . .	Oct. 1, 2024
James D. Scheer, Norfolk, NE . . . . .	At Large . . . . .	Oct. 1, 2025

**PROFESSIONAL PERSONNEL**

Kelly L. Sudbeck. . . . .	Chief Executive Officer / Executive Secretary
Kelly Jo Lambert . . . . .	Fiscal Administrator
Laura B. Bahr-Frew. . . . .	Minerals Administrator
Donita S. From. . . . .	Accounts Payable / Payroll
Teresa Meier . . . . .	Administrative Assistant
Heidi J. Orth . . . . .	Land Acreage Records / Accounts Receivable
Laura Linden . . . . .	Ag Lease Administrator
Ryan R. Luedtke . . . . .	IT / Data Processing
Shane Hamilton. . . . .	Field Representative
Jim Janda . . . . .	Field Representative
Isaac Johnson . . . . .	Field Representative
Tad Judge . . . . .	Field Representative
Kort Kemp. . . . .	Field Representative
Chris Kozisek . . . . .	Field Representative
Justin Lemmer . . . . .	Field Representative
Joe Martin . . . . .	Field Representative
Pat Speirs . . . . .	Field Representative
Larry Gibbens . . . . .	Invasive Species Program Manager

**OFFICE OF THE STATE SURVEYOR**

Casey C. Sherlock . . . . .	State Surveyor
Jerold F. Penry . . . . .	Deputy State Surveyor
Steven J. Wessel. . . . .	Deputy Surveyor - Dept. of Transportation
Gerri Monahan. . . . .	Administrative Assistant
John E. Beran . . . . .	GEO Mapping Specialist

## THE BOARD OF EDUCATIONAL LANDS AND FUNDS

In the Enabling Act of Congress passed April 19, 1864, pursuant to which Nebraska became a State on March 1, 1867, and as a condition of statehood, the federal government granted generally every section 16 and 36 in each township in Trust for the support of Nebraska's common (K-12 public) schools. The Trust nature, conditions and obligations of this grant are reflected in Article VII, Sections 6, 7, 8 and 9 of the Nebraska Constitution and have been cited in numerous decisions of the Nebraska Supreme Court including, for example, *State ex rel. Ebke v. Board of Educational Lands and Funds*, 154 Neb. 244 (1951).

Originally, nearly 2.9 million acres were granted in Trust for the support of Nebraska's K-12 public schools and about 1.65 million of these acres have been sold to private sector owners. Approximately 80% of the deeded acres were conveyed pursuant to cash sales, or contractual purchase rights vested in the buyers, prior to 1900, several decades before the Board of Educational Lands and Funds came into existence. The net income earned by the Trust and deposited in the Temporary School Trust Fund is paid out annually for the benefit of Nebraska's K-12 public schools statewide on a per pupil basis. The proceeds from all land sales are deposited into the Permanent School Trust Fund which is invested exclusively by the Nebraska Investment Council. The income earned from this Permanent Trust Fund – like the income from the Temporary Trust Fund – is paid out exclusively for the benefit of K-12 public schools.

The Board of Educational Lands and Funds is now the Constitutionally established Trustee of Nebraska's School Trust Lands. The Board consists of five members, four from Nebraska's congressional districts as they existed on January 1, 1961, and one at large, appointed by the Governor and confirmed by the Legislature to rotating five-year terms. Once appointed to the Board, its members are independent Trustees who manage the Board's activities and conduct its business operations in a totally non-partisan and non-political manner. The Board is governed entirely by trust law and its Trustee members are legally bound to fulfill their fiduciary duty to the Trust by maximizing the income and preserving the assets of the School Trust for the exclusive benefit of the Trust's beneficiaries – K-12 public schools.

The Board meets monthly and its members receive a \$50 per diem and reimbursement for their necessary travel expenses for each day they are actually engaged in performing the duties of their office. The Board's Biennial Report is published during even numbered years and supplemented by its report published in the Nebraska Blue Book during odd numbered years and its annual report to the Legislature.

The primary duty of the Board is to manage the approximately 1.251 million acres of land now held in Trust for Nebraska's K-12 public schools and in fulfilling this duty the Board serves as both land owner and land manager.

In its capacity as land owner, the Board expends funds for maintenance, conservation and improvement of the land under its care; a substantial portion of its budget each year is dedicated to these purposes. In its capacity as land manager, the Board issues and services both surface leases, primarily for agricultural uses, and subsurface leases permitting exploration for and extraction of oil and gas, minerals and other natural resources. The Board currently manages and collects rentals on approximately 3,135 agricultural and mineral leases. Sales and trades of School Trust Land are discretionary with the Board.

The primary sources of revenue generated from Nebraska's School Trust Lands are rentals and bonuses for agricultural lands and rental, bonuses and royalties for mineral leases. Analysis using valuation data of the University of Nebraska, Department of Agricultural Economics, established that Nebraska's K-12 School Trust Lands had a current market value of approximately \$1.769 billion dollars for 1.251 million acres as of June 30, 2023 and \$1.550 billion dollars for 1.253 million acres as of June 30, 2022. It should be noted that these values are conservative valuations based solely on agricultural value; they do not include enhanced values for scenic or recreational lands owned by the School Land Trust which increase the value to \$1.857 billion as of June 30, 2022.

Gross revenue attributable to all School Trust Land sources was \$52,539,494.92 for fiscal year ending June 30, 2022, and was \$52,170,813.01 for fiscal year ending June 30, 2023. For additional deposits see page 9 of this report.

Effective January 1, 2001, certain leased public property became taxable to the leaseholder (lessee) as if it were owned by the lessee. The Board voluntarily pays these taxes and collects them from the lessees as part of the rent.

The Board and its staff are firmly committed to their fiduciary duty of maximizing the income and preserving the assets of the School Trust for the benefit of its beneficiaries. In pursuit of these goals, every effort is made to manage and conduct the Board's business operations on the profit motive patterned as closely as possible on business operations conducted by the most efficient enterprises in the private sector. The Board and its staff believe this business-like approach will make possible the continued successful pursuit of the Trust objectives.

## OFFICE OF THE STATE SURVEYOR

The laws of 1903 required the Board of Educational Lands and Funds to appoint a State Surveyor and allowed the Board to appoint deputy surveyors as the need arose. These same statutes prescribed several duties to be performed by the State Surveyor. Many of these original duties are still required and direct the operations of the State Surveyor's Office. Among these duties prescribed by the laws of 1903 are:

- (1) Take charge under the supervision of the Board of the field notes, maps, charts and records of the United States surveys.

A library consisting of these notes and plats is maintained in the Surveyor's Office. This material is made available to the public and copies provided upon payment of appropriate fees.

- (2) Prepare and issue under the authority and direction of the Board, a circular of instruction to county surveyors.

Acting under this directive the office last provided a complete set of instructions in 1914. Since that time the office has issued instructions on specific items. The current directives issued to county surveyors are initiated based upon requests from individual county surveyors or registered land surveyors in private practice.

- (3) In case of any dispute among owners of and arising for or by reason of any survey of boundaries of lands within this state, or in case of dispute or disagreement between surveyors as to said surveys or boundaries, the same shall be referred to the State Surveyor for settlement. He is hereby appointed as arbitrator to settle and determine such disputes or disagreements as to said surveys and boundaries and his decision shall be prima facie evidence of the correctness thereof.

These disputes and requests for surveys have resulted in approximately 2,258 State application resurveys. In many cases the disputes can be resolved without resurvey by use of advice and opinion on surveying issued by the office.

- (4) Perform such other duties as may be prescribed by the Board.

The office reviews all transfers of educational trust land and gives opinions on the adequacy of the descriptions for trades, sales, and condemnations. Upon completion of the transfers the staff supervises changes in the abstract and provides the Board's field personnel with plats showing the revised property. Drafting, charts, graphs and court exhibits are also provided to the Board upon request.

- (5) The Board may, when in its judgment there is need, appoint one or more competent experienced deputy land surveyors.

The Legislature has added duties to this original list from time to time. Some of these additional duties have continued to the present time. Among these added duties are:

- (1) In 1961 the Legislature passed a resolution which resulted in a U.S. Supreme Court case on the boundary between Nebraska and Iowa. The case was decided in 1973 but problems on the boundary still persist as evidenced by further resolutions. The result of these actions has been the accumulation of a library of approximately 20,000 documents filed in the Office of the State Surveyor. The State Surveyor serves on the Nebraska Boundary Commission.
- (2) In 1982 the Legislature created the State Survey Record Repository in the Office of the State Surveyor. This Survey Record Repository receives and files land surveys required to be submitted by statute. All submitted documents are microfilmed and copies are available upon request with the payment of appropriate fees. As of this report, the Survey Record Repository contains approximately 351,344 documents archived on microfilm of which approximately 194,529 documents may be accessed online. All online documents are free of charge.
- (3) In 1991 the Legislature created the GIS Council of the Nebraska Information Technology Commission. The State Surveyor serves as a member of this Council.
- (4) In 1998 the Legislature created the Nebraska Information Technology Commission. The State Surveyor's Office is to provide technical assistance, support and advice to the various counties, cities and other governmental bodies in Nebraska in their endeavors to produce and maintain cadastral or other geo-referenced maps.

These duties, combined with the general governmental responsibility to provide service and information to the public, provide the basis for the operation of the State Surveyor's Office under the direction of the Board of Educational Lands and Funds.

**K-12 SCHOOL TRUST REVENUES FOR THE ANNUAL\***

**July 1, 2022 to June 30, 2023**

**TEMPORARY SCHOOL FUND (Income):**

1. Agricultural Lease Rentals and Interest* .....	\$	48,167,460.20
2. Agricultural Lease Bonus* .....		3,594,100.00
3. Minerals Lease Rentals* .....		71,186.58
4. Minerals Lease Bonus* .....		-
5. Solar and Wind Agreement Rent and Royalties* .....		473,721.47
6. Other Sources* .....		555,539.56
7. Interest on Temporary Investments* .....		1,058,268.08
<i>(Interest from BELF only deposits averaged 74.3% of total)</i>		
8. Interest and Dividends on Permanent Investments .....		17,224,315.93
<b>TOTAL INCOME .....</b>	<b>\$</b>	<b>71,144,591.82</b>

**PERMANENT SCHOOL FUND (New Deposits):**

9. Mineral Lease Royalties:		
a. Oil and Gas* .....	\$	105,291.11
b. Oil and Gas - Colorado Minerals* .....		810,836.22
c. Sand and Gravel* .....		4,148.94
d. Limestone Royalties* .....		320,204.71
10. Oil and Gas Severance Tax .....		2,932,480.56
11. Federal Mineral Deposits .....		23,977.00
12. Land Sales, Easements and Condemnations* .....		10,056.14
13. Unclaimed Property and Escheats .....		11,382,336.70
14. Estray .....		41,220.57
<b>TOTAL ADDITIONS TO PRINCIPAL .....</b>	<b>\$</b>	<b>15,630,551.95</b>

<b>TOTAL K-12 SCHOOL TRUST REVENUES .....</b>	<b>\$</b>	<b>86,775,143.77</b>
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Deposits generated solely from BELF administration of School Trust Lands are found under Items 1 - 7, 9 and 12 above. These deposits totaled \$55,170,813.01 for the 2022-2023 Annual Report. Detailed deposits by Fiscal Year can be found on Page 9.

*Information compiled from Monthly General Ledger Reports generated by the Nebraska Information System administered by the Nebraska Department of Administrative Services.*



**VALUE OF PERMANENT EDUCATIONAL TRUST FUNDS\***

**As of June 30, 2023**

<b>FUND (Fund Number)</b>	<b>MARKET VALUE</b>
Permanent K-12 School Fund (63340) .....	\$ 959,830,847.57
Early Childhood Education Endowment Fund (61365) ....	63,285,694.74
<b>Total K-12 School Trust Funds **</b>	<b>1,023,116,542.31</b>
Permanent University Fund (63350) .....	1,982,542.10
Agricultural College Fund (65130) .....	3,498,799.84
State College Fund (63280 - Normal Schools) .....	375,923.77
<b>TOTAL .....</b>	<b>\$ 1,028,973,808.02</b>

Permanent Educational Trust Funds are managed and invested exclusively by the Nebraska Investment Council (by State Statute).

\* Information obtained from the following DAS website:

[das.nebraska.gov](http://das.nebraska.gov)

Monthly Balances for all these Funds may be accessed through this DAS website. Select State Accounting, then Monthly Reports; choose a Month and Year; and select the Fund Summary By Fund Report. When page 1 (of 1400+) appears, scroll down to Agency 13 (for Fund 61365) and to Agency 32 (for remaining Funds). The report is in Agency number order.

\*\* Effective July 1, 2007, \$40 Million of the Permanent K-12 School Fund was allocated to the Early Childhood Education Endowment Fund.

**COMBINED LAND AND PERMANENT FUND SCHOOL TRUST**

**As of June 30, 2023**

The Total School Trust Portfolio (School Trust Lands and the Nebraska Investment Council) totaled \$2.792 billion as of June 30, 2023. Of this amount 63.4%, or \$1.769 billion consisted of agricultural land (not including enhanced value of hunting and recreational land). Investments in stocks and bonds by the Nebraska Investment Council totaled 36.6% or \$1.023 billion of the total portfolio.

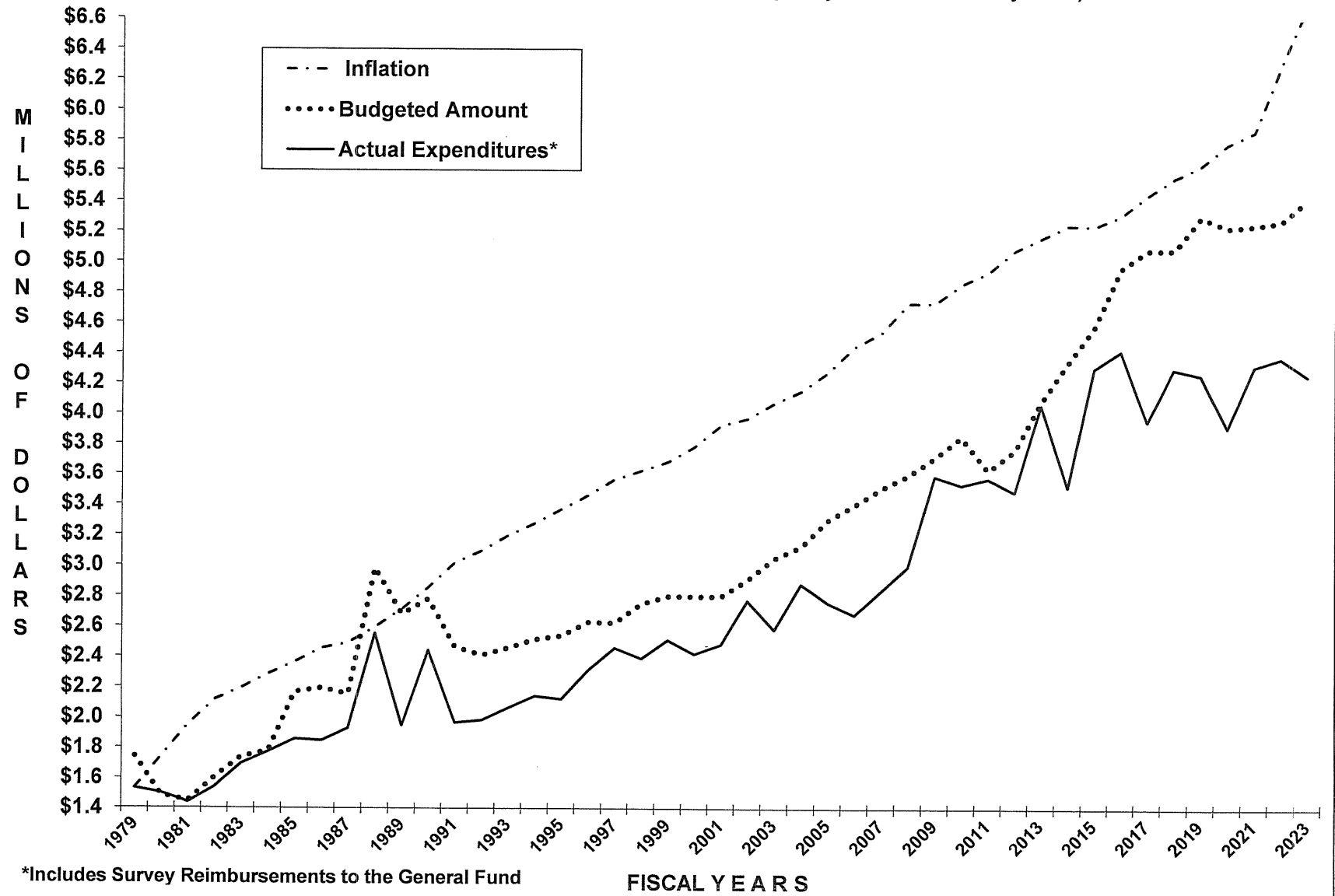
**GROSS K-12 DEPOSITS BY FISCAL YEAR  
GENERATED SOLELY FROM ADMINISTRATION OF SCHOOL LANDS**

Sources of Revenue	Fiscal Year 2021-2022	Fiscal Year 2022-2023
K-12 Agricultural Rent, Interest and Accounting Fees.....	\$ 46,424,852.70	\$ 48,167,460.20
K-12 Agricultural Bonus.....	3,066,910.00	3,594,100.00
K-12 Oil and Gas Rent.....	71,539.10	63,480.68
K-12 Sand and Gravel Rent.....	2,266.50	2,166.50
K-12 Limestone Rent.....	925.00	925.00
K-12 Uranium Rent.....	4,614.40	4,614.40
K-12 Minerals Bonus.....	23,133.51	-
K-12 Oil and Gas Royalties.....	972,784.97	810,836.22
K-12 Oil and Gas Colorado Royalties.....	65,812.02	105,291.11
K-12 Sand and Gravel Royalties.....	3,697.40	4,148.94
K-12 Water Royalties.....	-	-
K-12 Limestone Royalties.....	58,065.89	320,204.71
K-12 Solar / Wind Agreement Rent and Royalties.....	494,642.36	473,721.47
Other Miscellaneous Rent and Payments.....	219,221.71	238,921.36
Administrative Fees.....	24,945.90	203,245.09
Timber Sales.....	10,000.00	-
Sale of Surplus Administrative Items.....	54,026.08	-
Interest on Temporary Investments (Average .74.3% of total)..	661,283.82	1,058,268.08
10% Fee for Management of University and State College Trust Lands.....	98,867.69	113,373.11
<b>Total Revenues</b>	<b>\$ 52,257,589.05</b>	<b>\$ 55,160,756.87</b>
<b>Additional Deposits:</b>		
Land Sales.....	57,000.00	-
Easements and Condemnations.....	224,905.87	10,056.14
<b>Total Deposits from School Trust Administration</b>	<b>\$ 52,539,494.92</b>	<b>\$ 55,170,813.01</b>

**EXPENDITURES BY FISCAL YEAR**

	EXPENDITURES FOR FISCAL YEAR 2021-2022			EXPENDITURES FOR FISCAL YEAR 2022-2023		
	Budgeted	Expended	%	Budgeted	Expended	%
<i>LAND OWNERSHIP EXPENSES:</i>						
Irrigation Tolls	\$ 185,000	\$204,970	110.8%	\$ 190,000	\$211,450	111.3%
Capital Expenditure Projects	\$ 1,595,000	\$1,356,424	85.0%	\$ 1,545,000	\$1,038,454	67.2%
Non-Cash Lease Expenses	\$ 6,000	\$612	10.2%	\$ 6,000	\$1,011	16.8%
Real Estate Taxes	\$ 12,570,000	\$11,767,328	93.6%	\$ 12,570,000	\$9,593,551	76.3%
Noxious Weeds	\$ 838,045	\$550,895	65.7%	\$ 862,010	\$531,211	61.6%
	<u>\$ 15,194,045</u>	<u>\$ 13,880,229</u>	<u>91.4%</u>	<u>\$ 15,173,010</u>	<u>\$ 11,375,678</u>	<u>75.0%</u>
<i>LAND MANAGEMENT EXPENSES:</i>						
Board	\$ 36,820	\$ 17,472	47.5%	\$ 33,820	\$ 21,562	63.8%
Building Maintenance & Services	\$ 80,840	\$ 39,779	49.2%	\$ 72,690	\$ 55,218	76.0%
Administration	\$ 1,287,420	\$ 1,015,344	78.9%	\$ 1,358,350	\$ 1,174,219	86.4%
Field Operations	\$ 1,246,075	\$ 1,142,593	91.7%	\$ 1,357,450	\$ 1,178,621	86.8%
	<u>\$ 2,651,155</u>	<u>\$ 2,215,188</u>	<u>83.6%</u>	<u>\$ 2,822,310</u>	<u>\$ 2,429,621</u>	<u>86.1%</u>
<b>GRAND TOTAL OF ALL BUDGETED EXPENSES</b>	<b>\$ 17,845,200</b>	<b>\$ 16,095,417</b>	<b>90.2%</b>	<b>\$ 17,995,320</b>	<b>\$ 13,805,299</b>	<b>76.7%</b>
Reimbursement to State of Nebraska General Fund for professional mapping, GIS and GPS assistance, Web site maintenance, legal descriptions, survey contracting, and consulting services provided by the State Surveyor's Office		\$ 44,460			\$ 42,496	
<b>GRAND TOTAL OF ALL EXPENSES</b>		<u><b>\$ 16,139,877</b></u>			<u><b>\$ 13,847,795</b></u>	

**BOARD OF EDUCATIONAL LANDS AND FUNDS  
BUDGET VS. ACTUAL EXPENDITURES VS. INFLATION**  
(Includes all Land Management and Ownership Expenses except only Real Estate Tax Payments)



**DISBURSEMENTS OF TRUST REVENUES DURING 2023**

COUNTY	K-12 PER PUPIL APPORTIONMENT (1)	REAL ESTATE TAX PAYMENTS (2)	TOTAL DISBURSEMENTS
Adams.....	\$ 883,525.50	70,518.78	\$ 954,044.28
Antelope.....	\$ 190,119.80	358,550.48	\$ 548,670.28
Arthur.....	\$ 15,947.55	101,262.54	\$ 117,210.09
Banner.....	\$ 20,481.66	123,673.30	\$ 144,154.96
Blaine.....	\$ 12,195.18	106,434.04	\$ 118,629.22
Boone.....	\$ 193,559.46	24,951.46	\$ 218,510.92
Box Butte.....	\$ 343,185.00	306,082.68	\$ 649,267.68
Boyd.....	\$ 48,624.39	153,547.52	\$ 202,171.91
Brown.....	\$ 76,610.78	335,716.62	\$ 412,327.40
Buffalo.....	\$ 1,403,697.02	153,472.74	\$ 1,557,169.76
Burt.....	\$ 207,630.84	67,335.16	\$ 274,966.00
Butler.....	\$ 242,027.51	28,181.50	\$ 270,209.01
Cass.....	\$ 659,009.03	4,178.58	\$ 663,187.61
Cedar.....	\$ 260,163.95	30,596.86	\$ 290,760.81
Chase.....	\$ 139,931.93	340,290.20	\$ 480,222.13
Cherry.....	\$ 120,232.01	666,368.46	\$ 786,600.47
Cheyenne.....	\$ 238,431.50	380,684.92	\$ 619,116.42
Clay.....	\$ 105,378.91	1,512.90	\$ 106,891.81
Colfax.....	\$ 456,694.04	0.00	\$ 456,694.04
Cuming.....	\$ 323,954.15	9,552.90	\$ 333,507.05
Custer.....	\$ 304,723.27	554,759.72	\$ 859,482.99
Dakota.....	\$ 678,708.93	36,789.32	\$ 715,498.25
Dawes.....	\$ 207,630.84	233,762.60	\$ 441,393.44
Dawson.....	\$ 882,743.75	143,730.14	\$ 1,026,473.89
Deuel.....	\$ 72,076.67	109,976.66	\$ 182,053.33
Dixon.....	\$ 124,297.08	47,609.20	\$ 171,906.28
Dodge.....	\$ 1,263,921.46	0.00	\$ 1,263,921.46
Douglas.....	\$ 19,112,512.41	8,277.88	\$ 19,120,790.29
Dundy.....	\$ 63,008.45	216,274.84	\$ 279,283.29
Fillmore.....	\$ 158,068.36	0.00	\$ 158,068.36
Franklin.....	\$ 37,210.95	108,283.68	\$ 145,494.63
Frontier.....	\$ 85,991.68	181,424.70	\$ 267,416.38
Furnas.....	\$ 156,504.87	174,093.48	\$ 330,598.35
Gage.....	\$ 560,040.41	17,236.64	\$ 577,277.05
Garden.....	\$ 50,500.57	186,587.16	\$ 237,087.73
Garfield.....	\$ 39,556.18	144,801.20	\$ 184,357.38
Gosper.....	\$ 37,210.95	31,670.60	\$ 68,881.55
Grant.....	\$ 23,452.28	37,576.12	\$ 61,028.40
Greeley.....	\$ 60,506.88	99,249.64	\$ 159,756.52
Hall.....	\$ 2,089,754.35	86,674.62	\$ 2,176,428.97
Hamilton.....	\$ 273,140.87	0.00	\$ 273,140.87
Harlan.....	\$ 48,311.69	77,206.76	\$ 125,518.45
Hayes.....	\$ 26,579.25	147,443.38	\$ 174,022.63
Hitchcock.....	\$ 59,256.09	215,355.16	\$ 274,611.25
Holt.....	\$ 311,915.31	1,018,588.46	\$ 1,330,503.77
Hooker.....	\$ 26,110.20	47,185.06	\$ 73,295.26
Howard.....	\$ 227,174.40	71,716.12	\$ 298,890.52
Jefferson.....	\$ 229,675.98	44,965.52	\$ 274,641.50
Johnson.....	\$ 136,492.26	8,469.72	\$ 144,961.98
Kearney.....	\$ 225,298.22	108,153.62	\$ 333,451.84
Keith.....	\$ 183,865.86	325,804.06	\$ 509,669.92

**DISBURSEMENTS OF TRUST REVENUES DURING 2023**

COUNTY	K-12 PER PUPIL APPORTIONMENT	(1)	REAL ESTATE TAX PAYMENTS	(2)	TOTAL DISBURSEMENTS
Keya Paha.....	\$ 16,103.90		105,336.72	\$	121,440.62
Kimball.....	\$ 61,757.67		186,932.08	\$	248,689.75
Knox.....	\$ 272,359.13		204,604.24	\$	476,963.37
Lancaster.....	\$ 9,282,255.41		22,534.92	\$	9,304,790.33
Lincoln.....	\$ 819,578.96		648,842.90	\$	1,468,421.86
Logan.....	\$ 24,859.42		119,148.84	\$	144,008.26
Loup.....	\$ 16,103.90		68,368.58	\$	84,472.48
Madison.....	\$ 1,206,541.55		98,143.16	\$	1,304,684.71
McPherson.....	\$ 8,130.12		102,033.30	\$	110,163.42
Merrick.....	\$ 180,426.19		93,857.70	\$	274,283.89
Morrill.....	\$ 161,820.72		232,932.18	\$	394,752.90
Nance.....	\$ 133,052.59		0.00	\$	133,052.59
Nemaha.....	\$ 196,217.39		1,421.66	\$	197,639.05
Nuckolls.....	\$ 214,979.22		6,843.06	\$	221,822.28
Otoe.....	\$ 521,265.98		11,387.38	\$	532,653.36
Pawnee.....	\$ 61,288.62		2,694.70	\$	63,983.32
Perkins.....	\$ 89,275.01		270,414.40	\$	359,689.41
Phelps.....	\$ 265,479.79		50,273.38	\$	315,753.17
Pierce.....	\$ 226,236.31		163,388.64	\$	389,624.95
Platte.....	\$ 1,029,085.98		21,010.54	\$	1,050,096.52
Polk.....	\$ 197,468.19		64,053.66	\$	261,521.85
Red Willow.....	\$ 420,890.22		128,982.10	\$	549,872.32
Richardson.....	\$ 218,262.54		9,855.30	\$	228,117.84
Rock.....	\$ 34,865.72		234,410.66	\$	269,276.38
Saline.....	\$ 578,333.18		5,633.16	\$	583,966.34
Sarpy.....	\$ 5,236,268.36		15,875.38	\$	5,252,143.74
Saunders.....	\$ 690,904.11		0.00	\$	690,904.11
Scotts Bluff.....	\$ 1,066,140.57		59,284.12	\$	1,125,424.69
Seward.....	\$ 560,665.80		17,266.88	\$	577,932.68
Sheridan.....	\$ 119,450.27		394,407.80	\$	513,858.07
Sherman.....	\$ 74,734.59		106,839.34	\$	181,573.93
Sioux.....	\$ 14,071.37		196,958.78	\$	211,030.15
Stanton.....	\$ 62,070.36		10,182.96	\$	72,253.32
Thayer.....	\$ 163,071.51		18,825.60	\$	181,897.11
Thomas.....	\$ 20,481.66		57,239.12	\$	77,720.78
Thurston.....	\$ 306,443.10		0.00	\$	306,443.10
Valley.....	\$ 112,727.29		38,927.16	\$	151,654.45
Washington.....	\$ 659,009.03		61,804.46	\$	720,813.49
Wayne.....	\$ 284,397.96		0.00	\$	284,397.96
Webster.....	\$ 74,421.90		18,357.92	\$	92,779.82
Wheeler.....	\$ 19,543.57		167,703.92	\$	187,247.49
York.....	\$ 289,557.47		40,120.68	\$	329,678.15
Total.....	\$ 59,688,237.31	\$	11,803,475.08	\$	71,491,712.39

(1) Information compiled from 2023 Calendar Year Distribution Reports furnished by the Nebraska Department of Education (2022 calendar year net income).

(2) Real Estate Taxes levied in 2022 and payable during calendar year 2023.

## SUMMARY OF EDUCATIONAL LANDS

As of June 30, 2023

	ACRES ACQUIRED (1)	ACRES DEEDED (2)	SURFACE ACRES LEASED (3)	APPRAISED VALUATION (4)	AGRICULTURAL RENTAL CHARGED
Common School.....	2,874,382.745	1,623,359.096	1,251,023.649	\$ 1,241,952,674.50	\$ 49,678,106.98
Saline.....	32,789.220	32,627.220	162.000	\$ 499,070.50	\$ 19,962.82
Total K-12 School Trust Lands.....	2,907,171.965	1,655,986.316	1,251,185.649	\$ 1,242,451,745.00	\$ 49,698,069.80
University.....	45,463.270	39,290.033	6,173.237	\$ 12,823,014.50	\$ 512,920.58
Ag College.....	89,140.210	85,326.030	3,814.180	\$ 11,611,634.50	\$ 464,465.38
Normal (State College).....	12,804.800	12,729.970	74.830	\$ 378,215.00	\$ 15,128.60
Other.....	-	-	101.350	\$ 36,355.00	\$ 1,454.20
Total All Other Educational Trust Lands.	147,408.280	137,346.033	10,163.597	\$ 24,849,219.00	\$ 993,968.76

1. Includes all sources and times of acquisition. The original federal grant of Sections 16 and 36 and in lieu selections (Common School Trust Lands) was, for example, the equivalent of 2,797,520.67 acres.
2. Includes acres condemned and paid for pursuant to federal or state authority for roadways and other public uses.
3. Acres available for surface leasing will vary slightly from time to time due to such things as the meanderings and channel changes of rivers and streams. Additional acres are available for subsurface leasing, primarily as a result of subsurface rights retained when the surface was deeded or condemned.
4. See the Note on page 17.

**EDUCATIONAL TRUST LANDS BY COUNTY**  
**Common and Saline Lands (K-12)**  
**As of June 30, 2023**

COUNTY	ACRES ACQUIRED (1)	ACRES DEEDED (2)	SURFACE ACRES LEASED (3)	APPRAISED VALUATION (4)	NUMBER OF AGRICULTURAL LEASES
Adams.....	21,036.340	19,535.080	1,501.260	\$ 6,673,079.50	12
Antelope.....	31,699.230	20,044.030	11,655.200	41,418,958.50	55
Arthur.....	27,947.240	7,931.840	20,015.400	9,832,636.50	30
Banner.....	26,884.870	4,079.990	22,804.880	8,962,381.50	39
Blaine.....	25,628.020	4,343.300	21,284.720	14,248,008.50	44
Boone.....	23,675.280	21,065.940	2,609.340	3,389,001.00	8
Box Butte.....	40,963.930	10,131.210	30,832.720	32,284,859.50	66
Boyd.....	22,666.210	12,346.180	10,320.030	15,879,088.50	56
Brown.....	49,088.020	11,241.040	37,846.980	38,150,753.50	68
Buffalo.....	31,011.200	23,777.280	7,233.920	12,073,857.50	32
Burt.....	18,742.030	17,604.290	1,137.740	8,279,360.50	7
Butler.....	21,861.156	21,220.962	640.194	3,176,860.50	5
Cass.....	19,733.980	19,653.980	80.000	398,830.00	2
Cedar.....	27,306.260	26,404.360	901.900	5,473,103.50	6
Chase.....	33,597.960	9,240.160	24,357.800	45,453,004.00	60
Cherry.....	276,595.130	112,151.583	164,443.547	88,647,555.00	259
Cheyenne.....	44,507.500	5,844.322	38,663.178	38,265,841.50	77
Clay.....	21,240.000	21,160.000	80.000	114,789.00	1
Colfax.....	14,463.510	14,463.510	0.000	0.00	0
Cuming.....	20,324.600	20,116.560	208.040	1,175,456.50	1
Custer.....	92,658.160	45,616.730	47,041.430	56,786,117.50	131
Dakota.....	7,255.960	6,602.690	653.270	4,357,460.00	4
Dawes.....	51,973.900	14,282.970	37,690.930	14,386,424.50	74
Dawson.....	36,721.640	29,410.214	7,311.426	12,785,047.50	21
Deuel.....	16,793.220	4,580.640	12,212.580	12,649,479.00	28
Dixon.....	17,029.280	15,438.900	1,590.380	8,498,679.00	8
Dodge.....	18,560.930	18,560.930	0.000	0.00	0
Douglas.....	9,322.040	9,218.620	103.420	791,898.50	2
Dundy.....	33,305.490	7,627.030	25,678.460	26,078,059.00	49
Fillmore.....	20,648.510	20,648.510	0.000	0.00	0
Franklin.....	20,471.850	14,658.870	5,812.980	8,712,143.50	24
Frontier.....	34,560.000	16,998.840	17,561.160	18,655,325.00	47
Furnas.....	25,648.310	13,286.000	12,362.310	16,553,266.00	36
Gage.....	24,637.310	24,277.310	360.000	2,195,874.00	3
Garden.....	65,334.060	28,204.860	37,129.200	20,922,954.00	69
Garfield.....	20,480.000	5,964.223	14,515.777	13,964,043.00	30
Gosper.....	16,642.740	13,813.620	2,829.120	3,152,052.00	7
Grant.....	30,565.440	19,175.450	11,389.990	5,446,941.50	24
Greeley.....	20,475.300	13,875.300	6,600.000	7,706,156.50	22
Hall.....	19,768.720	17,437.000	2,331.720	7,558,789.00	16
Hamilton.....	20,487.700	20,487.700	0.000	0.00	0
Harlan.....	20,364.600	15,857.950	4,506.650	6,474,636.00	18
Hayes.....	26,196.230	8,450.520	17,745.710	18,591,799.50	46
Hitchcock.....	25,428.320	4,457.656	20,970.664	22,450,381.00	54
Holt.....	89,563.030	24,921.126	64,641.904	116,770,985.50	179
Hooker.....	28,626.050	15,141.300	13,484.750	6,669,209.50	19
Howard.....	23,036.780	19,129.570	3,907.210	6,337,773.00	17
Jefferson.....	20,484.080	19,044.080	1,440.000	3,754,056.00	12
Johnson.....	13,480.000	13,184.840	295.160	829,511.00	5
Kearney.....	19,035.270	15,500.150	3,535.120	12,264,401.50	9
Keith.....	46,548.680	16,817.513	29,731.167	35,121,949.50	73
Keya Paha.....	26,394.490	5,151.140	21,243.350	20,571,046.50	44
Kimball.....	36,561.000	3,771.080	32,789.920	15,254,019.00	59
Knox.....	43,533.810	31,540.290	11,993.520	18,412,290.50	45
Lancaster.....	31,973.850	31,676.410	297.440	1,470,740.00	3
Lancaster (Saline).....	32,789.220	32,627.220	162.000	499,070.50	2
Lincoln.....	100,186.279	41,985.387	58,200.892	54,642,046.00	115
Logan.....	20,639.980	8,235.320	12,404.660	12,432,226.00	25
Loup.....	20,393.280	9,108.520	11,284.760	9,035,873.50	23
Madison.....	24,706.970	22,523.094	2,183.876	8,907,138.00	14
McPherson.....	32,361.410	12,058.290	20,303.120	10,348,204.00	34
Merrick.....	15,329.140	12,629.240	2,699.900	12,197,618.00	14
Morrill.....	62,316.080	31,381.349	30,934.731	17,777,283.50	58
Nance.....	0.000	0.000	0.000	0.00	0
Nemaha.....	11,993.240	11,884.660	108.580	199,875.00	2
Nuckolls.....	21,049.610	20,577.230	472.380	863,727.00	5



**EDUCATIONAL TRUST LANDS BY COUNTY**  
**Common and Saline Lands (K-12)**  
**As of June 30, 2023**

COUNTY	ACRES ACQUIRED (1)	ACRES DEEDED (2)	SURFACE ACRES LEASED (3)	APPRAISED VALUATION (4)	NUMBER OF AGRICULTURAL LEASES
Otoe.....	21,992.560	21,752.560	240.000	1,020,270.00	3
Pawnee.....	20,128.960	20,001.960	127.000	203,216.00	2
Perkins.....	31,869.570	3,370.534	28,499.036	34,054,923.50	57
Phelps.....	20,468.440	19,068.600	1,399.840	5,362,527.00	7
Pierce.....	20,644.250	15,306.240	5,338.010	17,926,095.00	21
Platte.....	23,655.480	22,671.850	983.630	2,310,485.50	6
Polk.....	17,432.560	16,077.200	1,355.360	7,262,178.00	6
Red Willow.....	25,408.710	13,659.606	11,749.104	13,531,681.00	31
Richardson.....	10,400.000	9,830.000	570.000	931,840.00	4
Rock.....	41,599.990	12,041.670	29,558.320	29,472,812.00	62
Saline.....	20,620.000	20,481.830	138.170	545,628.00	3
Sarpy.....	8,994.920	8,737.450	257.470	900,450.00	5
Saunders.....	26,323.880	26,323.880	0.000	0.00	0
Scotts Bluff.....	25,507.790	17,372.700	8,135.090	3,530,174.50	19
Seward.....	21,203.950	20,805.290	398.660	1,870,805.00	3
Sheridan.....	96,565.150	36,112.530	60,452.620	31,261,355.00	123
Sherman.....	20,453.780	13,893.840	6,559.940	9,100,803.50	27
Sioux.....	81,033.570	27,410.681	53,622.889	14,458,295.00	96
Stanton.....	15,444.290	14,880.000	564.290	1,145,735.00	2
Thayer.....	20,472.350	19,752.350	720.000	1,997,595.00	5
Thomas.....	29,338.040	16,873.812	12,464.228	6,226,945.00	23
Thurston.....	0.000	0.000	0.000	0.00	0
Valley.....	20,704.750	17,901.760	2,802.990	3,701,000.00	10
Washington.....	13,783.350	12,766.110	1,017.240	4,165,180.00	11
Wayne.....	15,360.000	15,360.000	0.000	0.00	0
Webster.....	20,861.200	19,800.000	1,061.200	1,567,899.00	9
Wheeler.....	21,120.000	3,911.294	17,208.706	17,474,886.50	36
York.....	20,480.000	19,646.610	833.390	5,454,971.00	9
Total K-12 School Trust Lands.....	2,907,171.965	1,655,986.316	1,251,185.649	\$ 1,242,451,745.00	2,878

**University, Agricultural College and Normal School (State College) Lands**  
**As of June 30, 2023**

COUNTY	ACRES ACQUIRED (1)	ACRES DEEDED (2)	SURFACE ACRES LEASED (3)	APPRAISED VALUATION (4)	NUMBER OF AGRICULTURAL LEASES
Antelope (Uni).....	1,600.000	1,407.050	192.950	\$ 387,967.00	1
Burt (Ag).....	640.000	640.000	0.000	0.00	0
Cedar (Ag).....	25,405.470	24,431.630	973.840	5,553,069.00	7
Cedar (Uni).....	1,920.000	1,605.703	314.297	1,237,431.50	1
Cuming (Ag).....	960.000	960.000	0.000	0.00	0
Dakota (Ag).....	640.000	640.000	0.000	0.00	0
Dakota (Uni).....	320.000	320.000	0.000	0.00	0
Dawes (Other).....	0.000	0.000	101.350	36,355.00	1
Dixon (Ag).....	2,240.000	2,200.000	40.000	289,575.00	1
Dixon (Uni).....	640.000	640.000	0.000	0.00	0
Holt (Uni).....	8,322.100	4,420.460	3,901.640	7,591,963.00	20
Knox (Ag).....	33,491.200	31,207.590	2,283.610	3,255,746.50	8
Knox (Uni).....	4,480.000	3,969.610	510.390	1,020,290.50	4
Lancaster (Normal).....	12,804.800	12,729.970	74.830	378,215.00	1
Madison (Uni).....	2,240.000	2,080.000	160.000	806,698.50	1
Nuckolls (Uni).....	4,940.020	4,764.580	175.440	273,835.00	1
Pierce (Ag).....	10,114.560	9,597.830	516.730	2,513,244.00	3
Pierce (Uni).....	3,197.670	3,197.670	0.000	0.00	0
Wayne (Ag).....	15,648.980	15,648.980	0.000	0.00	0
Webster (Uni).....	17,803.480	16,884.960	918.520	1,504,829.00	7
Total All Other Educational Trust Lands.....	147,408.280	137,346.033	10,163.597	\$ 24,849,219.00	56

## NOTE CONCERNING APPRAISED VALUATION

**Appraised valuation** also means **appraised rental valuation** and is merely surface (agricultural) rental capitalized at the rate of 4% (divided by .04). The sole purpose for this computation is to generate the numbers required by certain statutes which have not been amended for many years. These numbers are intended only to provide the statutorily desired information and do not reflect market value as of any specific date.

For purposes of this nature, **capitalization rate** is the same thing as **rent to value ratio**. To illustrate the process, if annual rent is \$48.383 million and a rate of 4% is chosen, the resulting value will be \$1.210 billion. Similarly, a rate of 5% applied to rental of \$48.383 million will yield a value of \$967.7 million, and a rate of 6% used for the same \$48.383 million rent will result in a value of \$806.4 million. The historically valid long-term capitalization rates for agricultural land are generally 4% to 6%. However, within this range, applying the lower rent to value ratios to actual rental will yield higher values, while applying the higher rent to value ratios to actual rental will yield lower values.

Accurate rent to value ratios can be determined through the process of dividing the rentals which exist at any point in time by the corresponding values to which they pertain. All of these numbers are driven by the private sector marketplace and, therefore, the actual rentals, values and rent to value ratios are always changing over time. It is simply not possible to incorporate these constantly changing rent to value ratios into statutes because, by the time the necessary computations could be made and the statutes could be amended, the actual rent to value ratios would have changed again. For statutory purposes, therefore, the best course is to choose one rent to value ratio within the historically valid range of 4% to 6% and use it consistently over a considerable period of time. This allows the numbers thus generated to be useful for some additional purposes, such as comparing relative values from one county to another and relative changes in values over the years, even though these numbers do not represent current market value.

**TOTAL K-12 SCHOOL TRUST LAND SALES FOR FISCAL YEAR 2022-23**

<b>TOTAL PARCELS</b>	<b>TOTAL ACRES</b>	<b>GRASS ACRES</b>	<b>CROP ACRES</b>	<b>CRP ACRES</b>	<b>OTHER ACRES</b>	<b>BEGINNING BID PRICE</b>	<b>SALE PRICE</b>	<b>EXCESS OVER BEGINNING PRICE</b>
0	0.000	0.000	0.000	0.000	0.000	0.000	0.000	\$ -

**SECTION 72-258 REPORT OF DENIED LAND SALE REQUESTS**

There were two land sale requests denied by the Board to be reported pursuant to the last sentence of the second paragraph of Section 72-258.

During Fiscal Year 2022-23, the Board denied a request that approximately 40 acres of dryland cropland located in the Northwest Quarter of the Northeast Quarter (NW4NE4) of Section 30-T18N-R11E, Washington County, be offered at public auction for \$146,922.53. The sale of the parcel was not in the best interests of the School Trust at the price offered and without support of a certified general appraisal.

During Fiscal Year 2022-23, the Board denied a request that approximately 40 acres, consisting of 32 acres of pivot irrigated cropland and 7 acres of dryland cropland and 1 acre of road, in that part of the Northeast Quarter of the Southeast Quarter (NE4SE4) in Section 16-T27N-R04W, Pierce County, be offered at public auction for \$43,395.36. The sale of the parcel was not in the best interests of the School Trust at the price offered and without support of a certified general appraisal.

**OIL AND GAS LEASES BY COUNTY**  
**K-12 School Trust Lands**  
**As of June 30, 2023**

COUNTY	NO. OF LEASES	NO. OF ACRES UNDER LEASE
Banner .....	15	3,320.000
Chase .....	2	1,280.000
Cheyenne .....	11	5,760.000
Dundy .....	20	11,692.180
Franklin .....	5	746.360
Furnas .....	1	640.000
Garden .....	11	6,369.390
Harlan .....	2	400.000
Hitchcock .....	16	7,864.140
Kimball.....	41	21,669.450
Lincoln.....	1	640.000
Morrill .....	5	2,280.290
Red Willow.....	6	2,080.000
Richardson.....	1	490.000
Scotts Bluff .....	2	640.000
Adams, Colorado*.....	1	160.000
16 Counties .....	140	66,031.81

There were no oil or gas leases covering University, Agricultural College or State College (Normal School) Lands.

\* Mineral Interest acquired through Testamentary of Elma M. Welch

**OIL AND GAS ROYALTIES BY COUNTY**  
**K-12 School Trust Lands**  
**July 1, 2022 through June 30, 2023**

COUNTY	ROYALTIES RECEIVED
Banner.....	\$ 27,745.00
Chase.....	\$ 44,109.85
Cheyenne.....	\$ 25,137.36
Dundy.....	\$ 275,014.18
Furnas.....	\$ 13,644.21
Hitchcock.....	\$ 221,959.22
Kimball.....	\$ 89,678.09
Lincoln.....	\$ -
Morrill.....	\$ 33,910.06
Red Willow.....	\$ 60,666.71
Scotts Bluff.....	\$ 18,971.54
Adams, Colorado*.....	\$ 105,291.11
 TOTAL.....	 \$ 916,127.33

There were no oil or gas royalties from University, Agricultural College or State College (Normal School) Lands.

\* Mineral Interest acquired through Testamentary of Elma M. Welch.

**SAND, GRAVEL, CLAY AND OTHER SUB-SURFACE LEASES BY COUNTY**  
**K-12 School Trust Lands**  
**July 1, 2022 to June 30, 2023**

<b>COUNTY</b>	<b>NO. OF LEASES</b>	<b>NO. OF ACRES UNDER LEASE</b>	<b>RENT RECEIVED</b>	<b>ROYALTY RECEIVED</b>
Dawes .....	1	640.000 .....	4,614.40 .....	-
Keith .....	1	10.000 .....	500.00 .....	4,148.94
Loup .....	1	33.330 .....	1,666.50 .....	-
Washington .....	1	18.500 .....	925.00 .....	320,204.71
Wheeler .....	1	2.000 .....	- .....	-
5 Counties .....	5	703.830 .....	7,705.90 .....	324,353.65

There were no leases covering University, Agricultural College or State College (Normal School) Lands.

**WIND AND SOLAR LEASES BY COUNTY**  
**K-12 School Trust Lands**  
**July 1, 2022 to June 30, 2023**

<b>COUNTY</b>	<b>NO. OF LEASES</b>	<b>NO. OF ACRES UNDER LEASE</b>	<b>GROSS RENT RECEIVED</b>	<b>ROYALTY RECEIVED</b>
Antelope.....	13	5,610.160	\$ 14,626.09	\$ 87,755.74
Banner .....	21	12,140.590	\$ 36,480.00	\$ -
Custer .....	1	629.300	\$ -	\$ 30,601.11
Greeley .....	1	600.000	\$ 2,997.27	\$ -
Holt .....	6	3,440.000	\$ 5,077.00	\$ 152,056.68
Lincoln SOLAR .....	6	3,620.458	\$ 121,299.92	\$ -
Pierce .....	0	-	\$ -	\$ -
Saline .....	1	80.000	\$ -	\$ 886.66
Wheeler .....	7	3,532.400	\$ 10,661.00	\$ 11,280.00
9 Counties .....	56	29,652.908	\$ 191,141.28	\$ 282,580.19

There were no wind or solar leases covering University, Agricultural College or State College (Normal School) Lands.

**For further information, please visit our websites**

**Board of Educational Lands and Funds**

**[belf.nebraska.gov](http://belf.nebraska.gov)**

**Office of the Nebraska State Surveyor**

**[sso.nebraska.gov](http://sso.nebraska.gov)**



**READER'S NOTES**