

BOARD OF EDUCATIONAL LANDS AND FUNDS

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www.belf.state.ne.us

March 27, 2009

Mr. Richard Wassinger
CASS COUNTY TREASURER
346 Main St., Room 204
Plattsmouth, NE 68048

The Board of Educational Lands and Funds previously adopted a schedule of rentals and valuations for all school lands in Cass County which became effective January 1st of this year. That schedule of rentals and valuations, together with a tabulation of the valuation and the amount of semi-annual rental of each lease, was mailed to you in September of last year.

This previously adopted schedule of rentals and valuations has not been amended or replaced and will remain in force for all this calendar year. However, there may have been some changes in the names and addresses of lessees, changes in classifications (which would affect the rental and valuation for a specific lease), or both. We are enclosing a current tabulation of semi-annual rentals and valuations for Cass County reflecting those changes. You will wish to retain this along with the material we mailed to you in September of last year.

Rentals and valuations are subject to change semi-annually or upon reclassification.

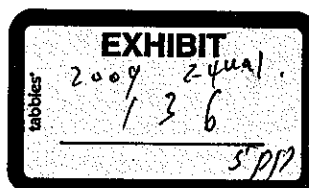
Very truly yours,

BOARD OF EDUCATIONAL
LANDS AND FUNDS



Richard R. Endacott,
CEO/Executive Secretary

RRE/hjo
Enc.



8:09:36

REPUBLICAN UNION OF SOUTHERN RENTALS AND VALUATIONS
BY LEASE ACCORDING TO LEGAL DESCRIPTION
EFFECTIVE 7/01/09

COUNTY 13 - CASS

S-T-R IS SECTION-TOWNSHIP-RANGE. LEGAL IS THE SPECIFIC PORTION OF 1

S-T-R LEASE # LESSEE(S)

ADDRESS OF RECORD

LEASE ACS FUND VALUATION

36-10-10E 0104398-09

BELF - CRP - CASS COUNTY

40.000 1

72

555 NORTH COTNER
LINCOLN NE 68505

LEGAL: NUANE4

16-10-11E 0106970-09

STEVEN A LINGLE
BARBARA M LINGLE

36102 HOLDRIDGE
WEEPING WATER NE 68463

40.000 1

71

LEGAL: SWANNA

NOTES: 1. FUNDS ARE COMMON (1), UNIVERSITY (2), AGRICULTURAL COLLEGE
(3), NORMAL (4), SALINE (5) AND OTHER (6).

2. ANY LEASE WHICH CROSSES SECTION LINE BOUNDARIES WILL APPEAR
MORE THAN ONCE, WITH THE LEGAL DESCRIPTION APPLICABLE TO
EACH SECTION STATED SEPARATELY. THE SEMI-ANNUAL RENTAL AND
VALUATION IS LISTED AS THE TOTAL RENTAL AMOUNT FOR THE
LEASE.

3. VALUATIONS (APPRAISED RENTAL VALUATIONS) ARE MERELY ANNUAL
RENTAL CAPITALIZED AT 4% AND ARE NOT INTENDED TO REFLECT
MARKET VALUES. ANNUAL RENTALS MAY ALSO BE CAPITALIZED AT
DIFFERENT RATES TO OBTAIN DIFFERENT VALUATIONS.

4. ANY LEASE WITH NO LESSEE NAME AND ADDRESS WILL BE OFFERED
AT PUBLIC LEASE AUCTION IN THE NEAR FUTURE.

assessor

From: Kehling, Cindy [cindy.kehling@nebraska.gov]
Sent: Wednesday, April 15, 2009 3:27 PM
To: assessor
Subject: RE: Ag Land info request

Mr. Sutcliffe,

The valuations in the reports are basically fictitious values to satisfy Statutes. The valuations are simply 4% of the rental charged, or the annual rent for any lease X 25. These valuations are not intended to be market values and have no relevant use today. They were used before we paid real estate taxes to determine in-lieu of tax payments to the School Districts.

I think the 2009 rental schedules and explanation of our class codes would be more helpful to you. I will put those in the mail to you on Thursday (our mail has already left for today). Once you look at this information, give me a call if you have questions or need further clarification.

Hope this helps!

Cindy Kehling

From: assessor [mailto:assessor@cassne.org]
Sent: Wednesday, April 15, 2009 3:01 PM
To: Kehling, Cindy
Subject: RE: Ag Land info request

Ms Kehling,

Thanks for you help. I'm trying to collect lease and rental rates for agricultural land in and around Cass County. I've contacted the Treasurers in Sarpy, Lancaster and Otoe but haven't received anything and of course Saunders doesn't have any BELF land. I've been using UNL Farm Reports but the Property Assessment Division wants to use and compare our values with the BELF information. I see in the letter to my Treasurer that a schedule of rentals and valuation, together with a tabulation of valuation and the amount of semi-annual rental was sent to them last September 2008. If this is available for the above counties and others near Cass County I'd appreciate having copies. Also any information on how the valuation is determined would be helpful.

Thanks!

Allen J. Sutcliffe
Cass County Assessor

145 N. 4th Street
Plattsmouth, NE 68048-1964

Phone 402.296.9310
Fax 402.296.9319
E-mail assessor@cassne.org

Visit our website at www.cassne.org

From: Kehling, Cindy [mailto:cindy.kehling@nebraska.gov]
Sent: Monday, April 13, 2009 5:27 PM
To: assessor@cassne.org
Cc: BELF, Office
Subject: Ag Land info request

Mr. Sutcliffe-

4/15/2009

4

I received your email requesting Ag Land information. We send to the County Treasurer Office, each Spring for that calendar year, a list of our leases, lessee's names and addresses and rental charged. The treasurer's office should also have a schedule of our rental rates for 2009. Unfortunately, these reports are not in electronic format. They come straight from our main data bank in print format and cannot be sent electronically. Your Office also has a list of all of our property and the number of acres of each type of land per parcel in order to calculate appropriate real estate taxes. I do have this information in a spreadsheet format which I could forward to you for Cass County.

If you could let me know exactly what type of information you are after, I would be more than happy to help you.

Thank you for your interest in Nebraska School Trust Land.

Cindy S.H. Kehling
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555 North Cotner Blvd., Upper Level
Lincoln, NE 68505-2353
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402/471-3599 fax
NEW EMAIL: cindy.kehling@nebraska.gov