



418 Sixth Street
Brookings, SD 57006
PH: 605-696-0100
BrookingsCountyTitleCo.com

Pre-Auction Report

Effective Date: December 27, 2024

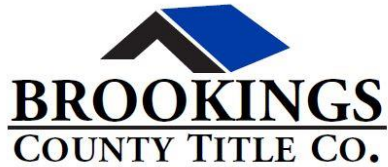
Owner: AOC Farms, LLC

Legal Description:

The North Half (N½), EXCEPT Lots H-2 and H-3 thereof in Section Twenty-two (22) Township One Hundred Seventeen (117) North, Range Forty-nine (49) West of the 5th P.M., Deuel County, South Dakota

EXCEPTIONS:

- 1. Real Estate Taxes for 2023 payable in 2024 as shown below, Real Estate Taxes for all subsequent years, and any Special Assessments hereafter levied. (1st installment due April 30 & 2nd installment due October 31)**
Parcel/Record No. 2859: 1st ½: \$708.25 paid; 2nd ½: \$708.25 paid (NE¼)
Parcel/Record No. 2860: 1st ½: \$1,094.86 paid; 2nd ½: \$1,094.86 paid (NW¼)
- 2. Grant of Right of Way for Highway purposes. Dated September 10, 1936 and filed May 11, 1937 at 9:00 AM, in Book 14 of Miscellaneous, page 468**
- 3. Grant of Right of Way for Highway purposes dated July 13 1936 and recorded May 11, 1937 at 9:00 AM in Book 14 of Miscellaneous, page 469**
- 4. Grant of Right of Way for Highway purposes dated July 13, 1936 and recorded May 11, 1937 at 9:00 am in Book 14 of Miscellaneous, page 470**
- 5. Grant of Right of Way for Highway purposes dated July 13, 1936 and recorded May 11, 1937 at 9:00 am in Book 14 of Miscellaneous, page 471**



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- 6. Vested Drainage Right. Dated May 13, 1992 and recorded May 20, 1992 in Book 1992 of Miscellaneous, page 3352**

- 7. Vested Drainage Right. Dated May 19, 1992 and recorded May 21, 1992 in Book 1992 of Miscellaneous, page 3359**

- 8. Vested Drainage Right. Dated June 29, 1992 and recorded June 30, 1992 in Book 1992 of Miscellaneous, page 3847**

MISC 1992 VESTED DRAINAGE RIGHT FORM 3352

1. Claimant of Vested Drainage Right: Name NOVY ALFRED MARTIN

Address RR 1 Box 323

City REVILLO State S. DAKOTA Zip Code 57259

Co-Owner or Other Interest Owner: Name BEVERLY M NOVY

Address RR 1 Box 323

City REVILLO State So. DAKOTA Zip Code 57259

2. A. State the legal description of the land from which the water is drained: E 1/2 NE 1/4 of Sec. 21, Twp 117N Rg. 49 in the County of DEUEL

B. State the legal description of the land onto which the water is drained: NW 1/4 NW 1/4 of Sec. 22, Twp 117N Rg. 49 in the County of DEUEL

C. State the legal description of the land for which the drainage right is claimed, if different from A, through a prescriptive right:

3. The man made modifications consist of DITCH (i.e. drain tile, ditch, levee, dike etc.). Generally describe the modifications in terms of length, depth, width, etc. (i.e. a ditch 3ft. deep and 80ft. long):

Note: If drainage improvements are difficult to describe in sections 3-5, show them on an attached ASCS/GCS map. 900' long, 20' wide, 2' deep

4. State the general course and direction of the water flow by means of the drainage right: NORTH EAST

5. State the general course and direction of the natural flow: A. X Same as section 4; or B.

6. State any facts you believe relevant to the vested drainage rights: installed 1962 open natural flow of water

7. The claimed drainage right has existed since: A. 1 1962; or B. Unknown

alfred m novy Beverly m novy Dated this 13 day of May, 1992. Signatures of claimants

State of SD County Of Deuel

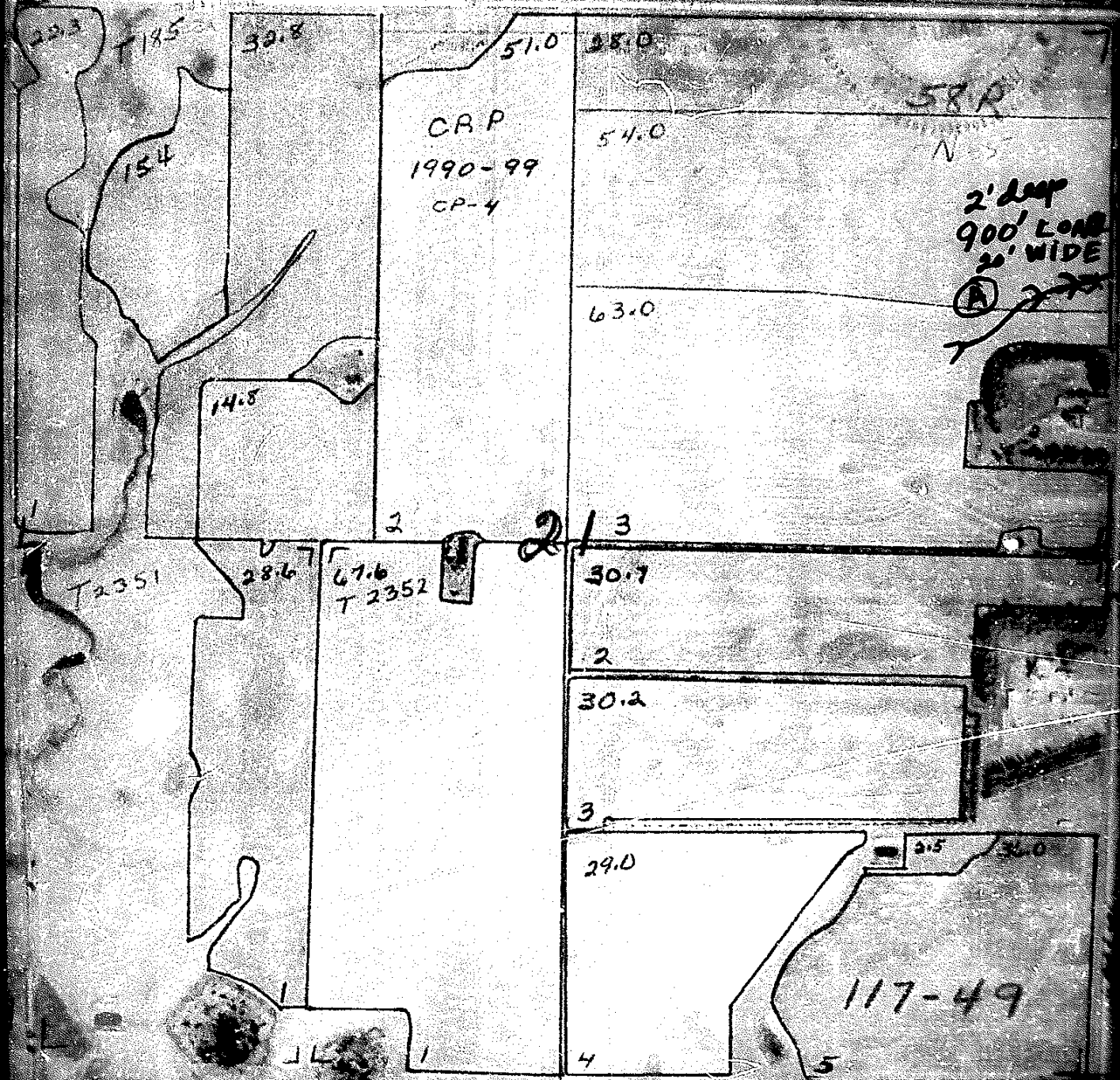
On this 13 day of May 1992, before me, Lester A. Lundes, the undersigned officer, personally appeared Alfred M. & Beverly M. Novy known to me or satisfactorily proven to be the person whose name(s) are subscribed to the within instrument and acknowledged to me that he executed the same for the purposes therein contained.

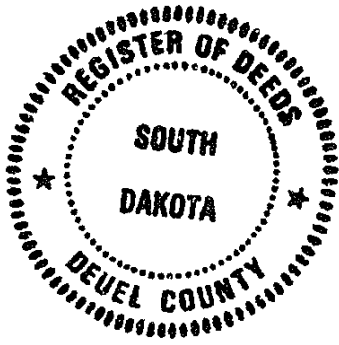


Lester A. Lundes Register of Deeds Title of Officer

My commission expires 12-30-92

NOT TO SCALE





STATE OF SOUTH DAKOTA - COUNTY OF DEUEL - SS
FILED FOR RECORD THE 20th DAY OF MAY
A.D. 1992 AT 1:45 O'CLOCK PM AND RECORDED
IN YEAR 1992 OF MISC No. 3352
Peter O. Sunder
Register of Deeds Deputy
FEES \$5.00 pd & RT. A.NO VY

RECORDED ✓
NUMERICAL ✓
GRANTOR ✓
GRANTEE ✓
SAT. ASSG
146

MISC 1992

VESTED DRAINAGE RIGHT FORM

- 3359

1. Claimant of Vested Drainage Right:

Name Novy FRANCIS ALVIN

~~5813 W. 78th Pl.~~

Address 5813 W. 78th Pl

City LOS ANGELES State CALIFORNIA Zip Code 90045

Co-Owner or Other Interest Owner:

Name _____

Address _____

City _____ State _____ Zip Code _____

2. A. State the legal description of the land from which the water is drained:

S 1/2 of Sec. 21, Twp 117 Rg. 49 in the County of DEUEL

B. State the legal description of the land onto which the water is drained:

NW 1/4 (S 1/2) of Sec. 22, Twp 117 Rg. 49 in the County of DEUEL

C. State the legal description of the land for which the drainage right is claimed, if different from A, through a prescriptive right:

_____ of Sec. _____, Twp _____ Rg. _____ in the County of _____

3. The man made modifications consist of DITCH (i.e. drain tile, ditch, levee, dike etc.). Generally describe the modifications in terms of length, depth, width, etc. (i.e. a ditch 3ft. deep and 80ft. long):

- Note: If drainage improvements are difficult to describe in sections 3.5, show them on an attached ASCSSGS map
- D. 350 ft long - 25 ft wide - 32 inches deep
 - C. 679 ft long - 30 ft wide - 28 inches deep
 - E. 2210 ft long - 25 ft wide - 18 inches deep
 - G. 475 ft long - 20 ft wide - 20 inches deep

4. State the general course and direction of the water flow by means of the drainage right:

- D. Begin southern direction curving to eastern direction and under road
- C. South east and bending to northeast joining ditch D
- E. North east then straight then east curving south then straight then east
- G. North east to road ditch joining flow

5. State the general course and direction of the natural flow:

- A. Same as section 4; or
- B. _____

6. State any facts you believe relevant to the vested drainage rights:

Former owner De Roy (Lefried) ditch excavated south of Millbank S.D. to plot and operate the (above) ditches on or about the following date

7. The claimed drainage right has existed since:

- A. UN / UN / 1962 or
- B. Unknown


Dated this 19 day of May, 1992.

Francis Alvin Novy
Signature of claimant

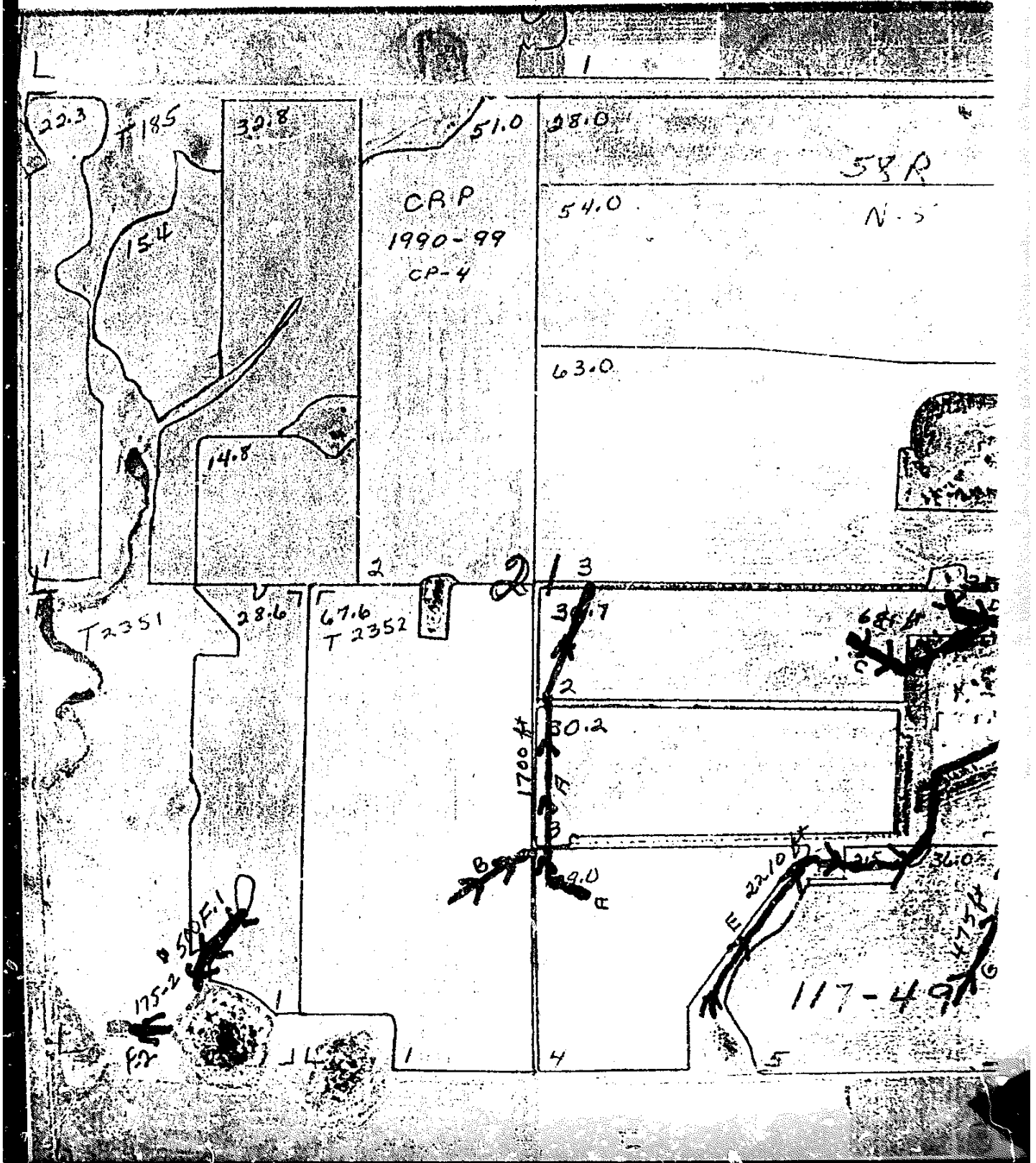
State of South Dakota
County Of Deuel) SS

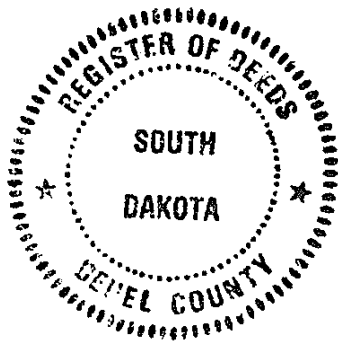
On this 19 day of May, before me, Francis Salom, the undersigned officer, personally appeared Francis Alvin Novy known to me or satisfactorily proven to be the person whose name(s) he subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

(seal)  Francis Salom
Notary Public
Title of Office
My commission expires 6-30-94

NOT TO SCALE





STATE OF SOUTH DAKOTA - COUNTY OF DEUEL - 58
FILED FOR RECORD THE 21 DAY OF MAY
A.D. 1992 AT 8:35 O'CLOCK A. AND RECORDED
IN YEAR 1992 OF MISC No. 3359
Robert P. Lundin
Register of Deeds Deputy
FEES \$5.00 pd & RT. F.NOVY

RECORDED ✓
NUMERICAL ✓
GRANTOR ✓
GRANTEE ✓
SAT. ASSG

#154

1. Claimant of Vested Drainage Right: Name Crown MARGARET

Address Box 96

City Reynolds State So DAK Zip Code 57259

Co-Owner or Other Interest Owner: Name _____

Address _____

City _____ State _____ Zip Code _____

2. A. State the legal description of the land from which the water is drained: NE 1/4 of Sec. 22, Twp T17N Rg. R44W in the County of Deuel

B. State the legal description of the land onto which the water is drained: SE 1/4 of Sec. 22, Twp T17N Rg. R44W in the County of Deuel

C. State the legal description of the land for which the drainage right is claimed, if different from A, through a prescriptive right: _____ of Sec. _____, Twp _____ Rg. _____ in the County of _____

3. The man made modifications consist of Ditches (2) (i.e. drain tile, ditch, levee, dike etc.). Generally describe the modifications in terms of length, depth, width, etc. (i.e. a ditch 3ft. deep and 80ft. long):

Note: If drainage improvements are difficult to describe in sections 3-5, show them on an attached ASCS/SCS map

- 1. Ditch 1386 feet long - 48" deep (See attached map)
2. Ditch 297 feet long - 21" deep " " "

4. State the general course and direction of the water flow by means of the drainage right: Southeast

5. State the general course and direction of the natural flow: A. X Same as section 4; or B. _____

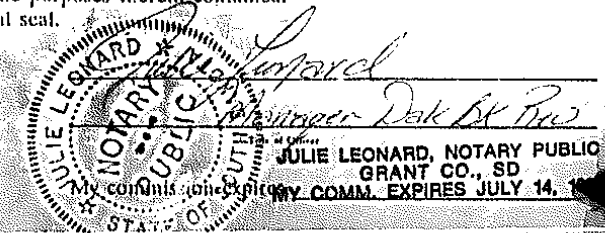
6. State any facts you believe relevant to the vested drainage rights: _____

7. The claimed drainage right has existed since: A. _____ / _____ / _____; or B. X Unknown

Margaret Crown Dated this 29 day of June, 1992

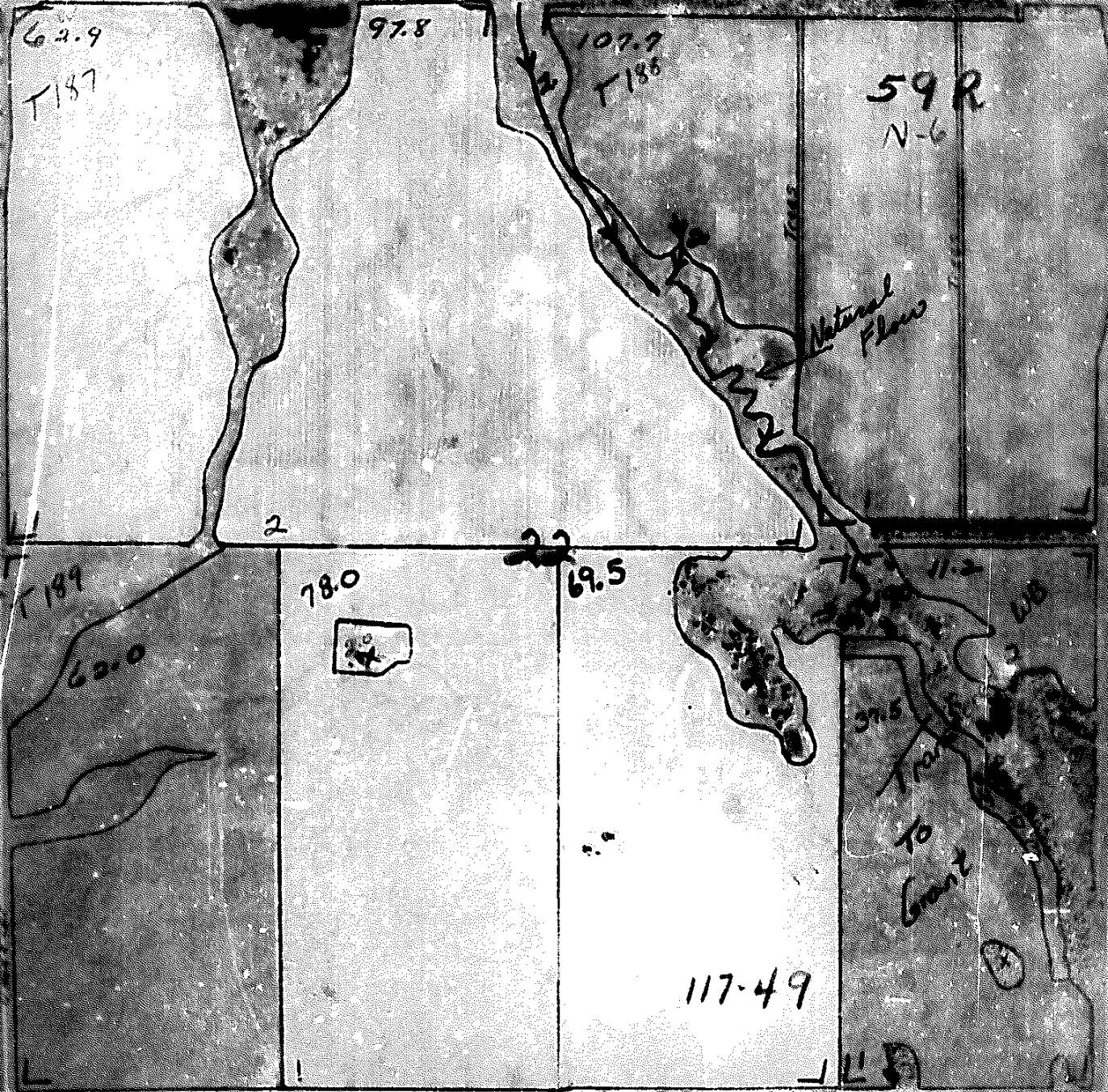
State of South Dakota)
County Of Grant) SS

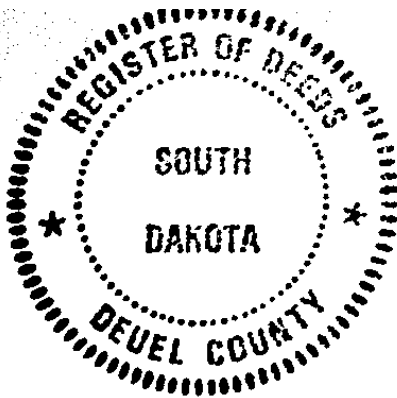
On this 29th day of June, before me, Julie Leonard the undersigned officer, personally appeared Margaret Crown known to me or satisfactorily proven to be the person whose name(s) is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained. In witness whereof I hereunto set my hand and official seal.



2

NOT TO SCALE





STATE OF SOUTH DAKOTA - COUNTY OF DEUEL - ss
FILED FOR RECORD THE 30th DAY OF June
A.D. 1992 AT 10:40 O'CLOCK A.M. AND RECORDED
IN YEAR 1992 OF MISC. No. 3847
Scott G. Jensen
Register of Deeds Deputy
Fees: \$5.00 pd. & rt. M Cronin

RECORDED ✓
NUMERICAL ✓
GRANTOR ✓
GRANTEE ✓
SAT. ASSG

557

GRANT OF RIGHT-OF-WAY FOR HIGHWAY PURPOSES

FOR AND IN CONSIDERATION of the sum of One dollar and other good and valuable consideration, to me in hand paid, the receipt whereof is hereby acknowledged, the undersigned, owner of the premises hereinafter described, do hereby grant, bargain, sell, warrant, convey and dedicate to Deuel County, South Dakota, a Public Corporation, a strip of land, one rod, more or less, in width for highway right-of-way or borrow pits for the construction or reconstruction of a trunk highway, known as State or Federal Highway, Number 212 as platted and laid out by the State Highway Commission of the State of South Dakota, and being a part of the premises described as: NE¹/₄ of Section 22, Township 117, Range 49 Deuel County, South Dakota.

IT IS AGREED as a part of the consideration for the execution of these presents, that any fences along the line of said highway, removed or damaged, will be set back or repaired free of any cost to/^{by}the undersigned. It is further agreed that if said highway is not constructed within a period of 5 years, this agreement is null and void.

Dated 10th day of September, 1936.

Francis A. Cronin

United States of America
 District of South Dakota)
) ss.
 County of Spink)

On this 10th day of September, 1936, before me the undersigned, a U.S. Commissioner for the said District personally appeared Francis Cronin a single man, well and personally known to me to be the person who is described in and who executed the foregoing instrument, and who acknowledged to me that he executed the same.



Alan L. Austin
 U.S. Commissioner, Dist of South Dakota.

Filed for record, the 11th day of May A.D. 1937 at 9:00 o'clock A.M. and recorded in book 14 of M.R. page 468.

H. J. Neuman
 Register of Deeds.

Lillian Nelson
 Deputy.

GRANT OF RIGHT-OF-WAY for HIGHWAY PURPOSES

FOR AND IN CONSIDERATION of the sum of One dollar and other good and valuable consideration, to me in hand paid, the receipt whereof is hereby acknowledged, the undersigned, owner of the premises hereinafter described do hereby grant, bargain, sell, warrant, convey and dedicate to Deuel County, South Dakota, a Public Corporation, a strip of land, one rod, more or less, in width for highway right-of-way, or borrow pits for the construction or reconstruction of a trunk highway, known as State or Federal Highway, Number 212 as platted and laid out by the State Highway Commission of the State of South Dakota, and being a part of the premises described as: NE $\frac{1}{4}$ Section 22, Township 117, Range 49 Deuel County, South Dakota.

IT IS AGREED as a part of the consideration for the execution of these presents, that any fences along the line of said highway, removed or damaged, will be set back or repaired by the undersigned. It is further agreed that if said highway is not constructed within a period of 5 years, this agreement is null and void.

Dated 13th day of July, 1936.

Edward J. Cronin

A.O. Cronin

United States of America

District of South Dakota.)
) ss.
County of Deuel)

On this 13th day of July, 1936, before me the undersigned a United States Commissioner for the said District personally appeared Edward J. Cronin and A.O. Cronin, both single men well and personally known to me to be the persons who are described in and who executed the foregoing instrument, and who acknowledged to me that they executed the same.



Alan L. Austin

U.S. Commissioner, District of South Dakota.

Filed for record on the 11th day of May, A.D. 1937 at 9:00 o'clock A.M. and recorded in book 14 of M.R. page 469.

H. J. Neuman

Register of Deeds.

Lillian Nelson

Deputy.

GRANT OF RIGHT-OF-WAY FOR HIGHWAY PURPOSES

FOR AND IN CONSIDERATION of the sum of One dollar and other good and valuable consideration, to me in hand paid, the receipt whereof is hereby acknowledged, the undersigned, owner of the premises hereinafter described, do hereby grant, bargain sell, warrant, convey and dedicate to Deuel County, South Dakota, a Public Corporation, a strip of land, one rod, more or less, in width for highway right-of-way or borrow pits for the construction or reconstruction of a trunk highway, known as State or Federal Highway, Number___ as platted and laid out by the State Highway Commission of the State of South Dakota, and being a part of the premises described as: NE 1/4 Section 22, Township 117, Range 49 Deuel County, South Dakota.

IT IS AGREED as a part of the consideration for the execution of these presents, that any fences along the line of said highway, removed or damaged, will be set back or repaired by the undersigned. It is further agreed that if said highway is not constructed within a period of 5 years, this agreement is null and void.

Dated 13th day of July, 1936.

Joseph B.Cronin
Mrs. Mary E.Cronin

United States of America
District of South Dakota)
) ss.
County of Deuel)

On this 13th day of July, 1936, before me the undersigned, a United States Commissioner for the said District personally appeared Joseph B.Cronin and Mary E.Cronin, husband and wife, ~~and Francis A. Cronin, executor~~ man well and personally known to me to be the persons who are described in and who executed the foregoing instrument, and who acknowledged to me that they executed the same.

Alan L.Austin
U.S.Commissioner, District of South Dakota.



Filed for record on the 11th day of May A.D. 1937 at 9:00 o'clock A.M. and recorded in book 14 of M.R. page 470.

H.J.Neuman
Register of Deeds.

Lillian Nelson
Deputy.

GRANT OF RIGHT-OF-WAY FOR HIGHWAY PURPOSES

FOR AND IN CONSIDERATION of the sum of One dollar and other good and valuable consideration, to me in hand paid, the receipt whereof is hereby acknowledged, the undersigned, owner of the premises hereinafter described, do hereby grant, bargain, sell, warrant, convey and dedicate to Deuel County, South Dakota, a Public Corporation, a strip of land, one rod, more or less, in width for highway right-of-way or borrow pits for the construction or reconstruction of a trunk highway, known as State or Federal Highway, Number 212 as platted and laid out by the State Highway Commission of the State of South Dakota, and being a part of the premises described as: NE $\frac{1}{4}$ of Section 22, Township 117, Range 49 Deuel County, South Dakota.

IT IS AGREED as a part of the consideration for the execution of these presents, that any fences along the line of said highway, removed or damaged, will be set back or repaired, by the undersigned. It is further agreed that if said highway is not constructed within a period of 5 years, this agreement is null and void.

Dated 31st day of July, 1936.

Leona Cronin
Gertrude Cronin

STATE OF ILLINOIS)
) ss.
County of Cook)

On this 31 day of July, 1936, before me the undersigned, a Notary Public for the said County and State, personally appeared Leona Cronin and Gertrude Cronin, both single women well and personally known to me to be the persons who are described in and who executed the foregoing instrument, and who acknowledged to me that they executed the same.



Mark Curto
Notary Public, South Dakota.

Filed for record on the 11th day of May, A.D. 1937 at 8:00 o'clock A.M. and recorded in book 14 of M.R. page 471.

H.J. Neuman
Register of Deeds.

Lillian Nelson
Deputy.

Collector	Parcel Number	District	Year	Type
Deuel County, SD	002859		2023	Current Tax

Last Updated 12/27/2024

Owner	Owner Address	Property Address
AOC FARMS LLC	47717 166 ST REVILLO SD 57259	STR 22-117-49 PORTLAND TOWNSHIP,

[Map](#)

Legal Description

NE1/4 LESS LOTS H-2 & H-3

OWNER OCCUPIED NON-OWNER OCCUPIED

Prior Taxes Paid: _____ Delinquent (print) _____
 Tax Certificate: Yes (print) _____

Specials Assessment; NO: _____ Yes (print) _____
 Special Status: _____

Mobile Home: Y or N
 Mobile Home VIN#: _____

Date Verified: _____
 Tract Search: _____
 Land Value: \$ _____

Building Value: \$ _____

First Installment

Base Due	708.25	Due Date	04/30/2024
Net	708.25		
Payment	708.25	Paid on 4/29/2024	
Total Due	0.00		

Second Installment

Base Due	708.25	Due Date	10/31/2024
Net	708.25		
Payment	708.25	Paid on 10/25/2024	
Total Due	0.00		

Totals

Base Due	1,416.50
Net	1,416.50
Payment	1,416.50
Total Due	0.00

Web Payments



[Larger Map](#)

Collector	Parcel Number	District	Year	Type
Deuel County, SD	002860		2023	Current Tax

Last Updated 12/27/2024

Owner	Owner Address	Property Address
AOC FARMS LLC	47717 166 ST REVILLO SD 57259	STR 22-117-49 PORTLAND TOWNSHIP,

[Map](#)

Legal Description

NW1/4

OWNER OCCUPIED NON-OWNER OCCUPIED

Prior Taxes Paid: _____ Delinquent (print) _____
 Tax Certificate: Yes (print) _____

Specials Assessment; NO: _____ Yes (print) _____
 Special Status: _____

Mobile Home: Y or N
 Mobile Home VIN#: _____

Date Verified: _____
 Tract Search: _____
 Land Value: \$ _____
 Building Value: \$ _____

First Installment

Base Due	1,094.86	Due Date	04/30/2024
Net	1,094.86		
Payment	1,094.86	Paid on 4/29/2024	
Total Due	0.00		

Second Installment

Base Due	1,094.86	Due Date	10/31/2024
Net	1,094.86		
Payment	1,094.86	Paid on 10/25/2024	
Total Due	0.00		

Totals

Base Due	2,189.72
Net	2,189.72
Payment	2,189.72
Total Due	0.00

Web Payments



[Larger Map](#)