



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

## Pre-Auction Report

**Effective Date: August 25, 2025**

**Owner:** Carson Farms, LLC, a South Dakota limited liability company

### Legal Description:

Parcel 1: The Southeast Quarter (SE $\frac{1}{4}$ ), except the South Three Hundred Fifty-two Feet (S 352') of the East Four Hundred Eighteen Feet (E 418') thereof, of Section Three (3), Township One Hundred Eleven (111) North, Range Fifty (50) West of the 5th P.M., Brookings County, South Dakota.

Parcel 2: The West Half of the Southwest Quarter (W $\frac{1}{2}$  SW $\frac{1}{4}$ ) of Section Thirty-five (35), Township One Hundred Twelve (112) North, Range Fifty (50) West of the 5th P.M., Brookings County, South Dakota.

Parcel 3: The North One Thousand Six Hundred Fifty Feet (N 1,650') also described as the North One Hundred (N 100) Acres of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Thirty-four (34), Township One Hundred Twelve (112) North, Range Fifty (50) West of the 5th P.M., Brookings County, South Dakota.

Parcel 4: The Northeast Quarter (NE $\frac{1}{4}$ ), except the South Nine Hundred Ten Feet (S 910') of the East Four Hundred Eighty-one Feet (E 481') thereof, of Section Thirty-four (34), Township One Hundred Twelve (112) North, Range Fifty (50) West of the 5th P.M., Brookings County, South Dakota.

### EXCEPTIONS:

1. Real Estate Taxes for 2024 payable in 2025 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 1/Record No. 20000-11150-034-00: 1st  $\frac{1}{2}$ : \$2,483.52 paid; 2nd  $\frac{1}{2}$ : \$2,483.52 unpaid  
Parcel 2/Record No. 08000-11250-353-00: 1st  $\frac{1}{2}$ : \$780.56 paid; 2nd  $\frac{1}{2}$ : \$780.56 unpaid  
Parcel 3/Record No. 08000-11250-344-10: 1st  $\frac{1}{2}$ : \$942.94 paid; 2nd  $\frac{1}{2}$ : \$942.94 unpaid  
Parcel 4/Record No. 08000-11250-341-00: 1st  $\frac{1}{2}$ : \$2,052.30 paid; 2nd  $\frac{1}{2}$ : \$2,052.30 unpaid
2. Contract and Grant of Electric Transmission Line Easement granted to the United States of America for a perpetual easement to construct, operate and maintain an electric transmission line. Dated November 5, 1974 and recorded December 5, 1974 in Book 88 of Misc., Page 967. (Parcel 1)



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3. Right-of-Way Easement to Brookings-Deuel Rural Water System, Inc. Dated April 8, 1974 and recorded February 12, 1975 in Book 89 of Misc., Page 146. (Parcel 1)
4. Contract and Grant of Electric Transmission Line Easement granted to the United States of America for a perpetual easement to construct, operate and maintain an electric transmission line. Dated January 15, 1975 and recorded March 17, 1975 in Book 89 of Misc., Page 402. (Parcels 3 & 4)
5. Right-of-Way Easement to Brookings-Deuel Rural Water System, Inc. Dated January 29, 1982 and recorded June 7, 1982 in Book 101 of Misc., Page 162. (Parcel 4)
6. Manure Disposal Easement Agreement to Valley View Dairy Bruce, LLC. Recorded July 30, 2012 in Book 182 of Misc., Page 1914. (Parcels 2, 3 & 4)  
Collateral Assignment of Manure Easement Agreement between Valley View Dairy Bruce, LLC, and Bank of the West, recorded May 6, 2014 in Book 184 of Misc., Page 760.
7. Manure Disposal Easement Agreement to Valley View Dairy Bruce, LLC. Recorded July 30, 2012 in Book 182 of Misc., Page 1915. (Parcel 1)  
Collateral Assignment of Manure Easement Agreement between Valley View Dairy Bruce, LLC, and Bank of the West, recorded May 6, 2014 in Book 184 of Misc., Page 756.
8. Right-of-Way Easement to Brookings-Deuel Rural Water System, Inc. Dated July 23, 2024 and recorded October 8, 2024 in Book 194 of Misc., Page 1561. (Parcels 1 & 3)
9. Right-of-Way Easement to Brookings-Deuel Rural Water System, Inc. Dated July 23, 2024 and recorded May 16, 2025 in Book 195 of Misc., Page 733. (Parcels 1 & 4)
10. Statutory easement for public right-of-way along the section line (or lines) bounding (or within) the land herein described.