



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

Pre-Auction Report

Effective Date: July 9, 2026

Owner: Jefferis Family, LLC, a South Dakota limited liability company

Legal Description:

The Northeast Quarter (NE¼), also described as Lots One (1) and Two (2), and the South Half of the Northeast Quarter (S½ NE¼) of Section Two (2), Township One Hundred Twelve (112) North, Range Fifty-One (51) West of the 5th P.M., Brookings County, South Dakota; and

The Northwest Quarter (NW¼), also described as the South Half of the Northwest Quarter (S½ NW¼), and Government Lots Three (3) and Four (4) of Section One (1), Township One Hundred Twelve (112) North, Range Fifty-One (51) West of the 5th P.M., Brookings County, South Dakota.

EXCEPTIONS:

1. Real Estate Taxes for 2025 payable in 2026 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. 17000-11251-021-00: 1st ½: \$2,187.48 paid; 2nd ½: \$2,187.48 paid
Parcel/Record No. 17000-11251-012-00: 1st ½: \$1,133.29 paid; 2nd ½: \$1,133.29 paid
2. Mortgage executed by Marvel E. Jefferis to Preston I & II, LLC in the principal sum of \$250,000.00. Dated April 8, 2011 and recorded April 8, 2011 in Book 309 of Mtgs, Page 375.
3. Resolution. Recorded March 20, 2014 in Book 184 of Misc., Page 447.
4. Vested Drainage Right. Dated June 20, 1991 and recorded June 20, 1991 in Book 123 of Misc., Page 365.
5. Supporting Information for Appropriation of Ground Water. Recorded August 26, 1985 in Book 108 of Misc., Page 35.

NOTE: The Big Sioux River appears to run through this property. Any proposed commitment or policy will not insure riparian rights, or cover the effects of erosion, accretion, reliction, avulsion or any changes to the course of / shoreline to the aforementioned body of water.