BROOKINGS COUNTY TITLE CO.

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

Pre-Auction Report

Effective Date: October 27, 2026

Owner: WC4, Co., a South Dakota cooperative association

Legal Description:

A parcel of land located in the East Half (E½) of Section Twelve (12), Township One Hundred Eleven (111) North, Range Forty-nine (49) West, Town of White, County of Brookings, State of South Dakota, more particularly described as follows:

Commencing at a point 1,361 feet West of the Northeast corner of the Southeast Quarter of said Section 12 as measured along the North line of said Southeast Quarter to the Point of Beginning; thence South at a right angle to the last described course, 620 feet to a point for a corner; thence West at a right angle to the last described course, 300 feet to a point for a corner; thence North at a right angle to the last described course, 762 feet to a point for a corner; thence East at a right angle to the last described course, 300 feet to a point for a corner; thence South at a right angle to the last described course to the Point of Beginning, EXCEPT the East 100' thereof.

SUBJECT TO THE FOLLOWING:

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. 37960-11149-121-35: 1st ½: $180.95 paid; 2nd ½: $180.95 paid

2. Mortgage executed by The Farmers Cooperative Company given to Omaha Bank for Cooperatives, dated July 27, 1981, and recorded August 19, 1981 in Book 129, Page 983.

   Amendment to Mortgage recorded August 21, 1986 in Book 110 of Misc., Page 499.

   Amendment to Mortgage recorded May 20, 1991 in Book 123 of Misc., Page 101.

   Amendment to Mortgage recorded May 20, 1991 in Book 123 of Misc., Page 105.

   Amendment to Mortgage recorded September 23, 1991 in Book 124 of Misc., Page 189.

   Amendment to Mortgage recorded August 31, 2001 in Book 159 of Misc., Page 788.

   Amended and Restated Mortgage by AgFirst Farmers Cooperative in favor of CoBank, ACB, recorded February 18, 2009 in Book 307, Page 271.

   Amended and Restated Mortgage by AgFirst Farmers Cooperative in favor of CoBank, ACB, recorded April 17, 2014 in Book 312, Page 257.

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2. continued…

Amended and Restated Mortgage by AgFirst Farmers Cooperative in favor of CoBank, ACB, recorded September 5, 2014 in Book 312, Page 893.

Amended and Restated Mortgage by AgFirst Farmers Cooperative in favor of CoBank, ACB, recorded December 4, 2014 in Book 184 of Misc., Page 2482.

Addendum to Mortgage recorded June 13, 2019 in Book 189 of Misc., Page 1001.

Amendment to Amended and Restated Mortgage by AgFirst Farmers Cooperative in favor of CoBank, ACB, recorded June 9, 2023 in Book 193 of Misc., Page 788.

Addendum to Mortgage recorded March 18, 2024 in Book 194 of Misc., Page 394.

3. Affidavit of Identity recorded January 12, 2024 in Book 194 of Misc., Page 79.

4. Reservations and Easements contained in Quit Claim Deed recorded May 15, 1985 in Book 105 of Deeds, Page 852.

5. Quit Claim Deed from Chicago Pacific Corporation to Hawkeye Land Company recorded July 8, 1985 in Book 106 of Deeds, Page 24.

6. Possible outstanding interests of the former railroad right of way.