

PRELIMINARY LAND REPORT

FILE NO. 5199

Effective Date of this report: 8/17/2022

Inquiries should be directed to: Hand County Title Company, Inc.
111 North Broadway Avenue, Suite C
Miller, SD 57362
(605) 853-2194
title.office@venturecomm.net

To: Northwestern Farm Management Co.
Attn: Dallas Mahoney
301 South O'Connell St
Marshall, MN 56258

1. Record title holder:

Robbins Trust, dated 8/31/18

2. The land referred to is located in the County of Hand, State of South Dakota and is described as follows:

The NE¼ of Section 34, Township 116 North, Range 66, West of the 5th P.M.

3. The real estate is encumbered by the following Bankruptcies, Mortgages, Contract For Deed, Federal, State or County Liens, Mechanics Liens and Judgments:

NONE

4. The following are the reservations, easements and exceptions on the real estate:

Reservations in United States patents as follows: Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.

Statutory section line right-of-way 33 feet wide on each side of each section line, pursuant to SDCL, chapter 31-18.


5. The County Tax Records indicate the following real estate taxes and special assessments for this real estate:

Taxes and assessments for 2022, a lien, not yet due or payable.

Real estate taxes for 2021, in the amount of \$2,613.44, are paid in full.
Tax Parcel ID #4734.

6. This Report has been prepared for the confidential and exclusive use of the client named herein. This is not intended and should not be considered as any form of abstract, title guaranty, title commitment or title insurance.
7. The total liability of Hand County Title Company, Inc., hereunder is limited to the amount paid for this Report.

HAND COUNTY TITLE COMPANY, INC.

By 
Nancy Lewellen

NOTE: Coverage of this Report extends only to filings in the records of the Register of Deeds, Treasurer and Clerk of Courts of Hand County, South Dakota. Search was not made of filings in the Central Filing Office of the Secretary of State of South Dakota, and any filings in those offices are not covered in this Report.

NOTE: The real estate described in this Report shall not be deemed to include and no search has been made in regard to any house trailer, mobile home or manufactured home standing on the premises. Subsequently, Hand County Title Company, Inc., is not liable for and shall be held harmless against any liens, judgments and/or taxes, current or delinquent, that would apply to the same.