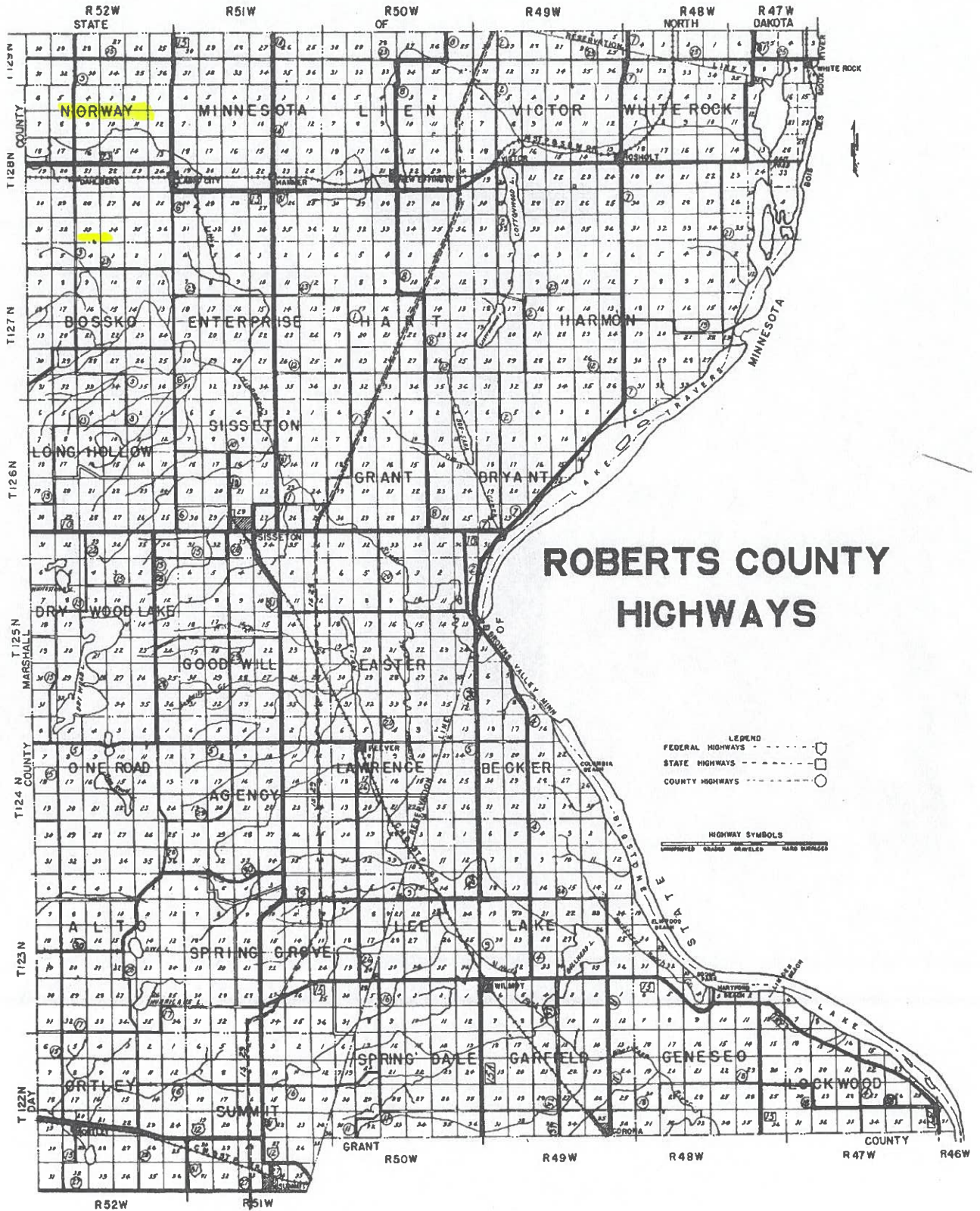


ROBERTS COUNTY MAP



LEGAL DESCRIPTIONS

Tract 1:

SW1/4 of Section 33 - T128N – R52W

Tract 2:

SE1/4 of Section 33 - T128N – R52W

Tract 3:

SW1/4 of Section 34 - T128N – R52W

NORWAY TOWNSHIP

Tract 1:

Southwest Quarter (SW1/4) of Section Thirty-three (33), T128N - R52W of Norway Township, West of the 5th P.M., Roberts County, South Dakota.

Tract 2:

Southeast Quarter (SE1/4) of Section Thirty-three (33), T128N - R52W of Norway Township, West of the 5th P.M., Roberts County, South Dakota.

Tract 3:

Southwest Quarter (SW1/4) of Section Thirty-four (34), T128N - R52W of Norway Township, West of the 5th P.M., Roberts County, South Dakota.

Tract 1, approximately 160 acres of unimproved agricultural land, of which 124.8 acres are tillable and 35.2 acres are in the Conservation Reserve Program (CRP).

Tract 2, approximately 160 acres of unimproved agricultural land, of which 102.5 acres are tillable, 48 acres are in the Conservation Reserve Program (CRP), 4.3 acres are wet tillable and 5.2 acres are lake/water.

Tract 3, approximately 160 acres of unimproved agricultural land, of which 65 acres are tillable, 62.3 acres are in the Conservation Reserve Program (CRP), 25.2 acres are wet tillable, 1.8 acres are pasture/non-crop and 5.7 acres are lake/water.

Tract 1:

LAND AREA:

Tillable:	124.8	Acres
CRP:	<u>35.2</u>	Acres
Total	160	Acres

IMPROVEMENTS: There are no improvements on this Tract.

EASEMENTS: There is a U.S. Fish and Wildlife Service Conveyance of Easement for Waterfowl Management Rights located on the S1/2 of Section 33-128-52 and the SW1/4 of Section 34-128-52. This easement does not allow draining, burning or filling of any waterfowl production areas. The easement does not affect farming practices such as grazing, hay cutting, plowing or working and cropping wetlands when the same are dry of natural causes. For this reason, the easement did not affect the valuation of this appraisal. A copy of the easement is attached

Assessed Valuation and Taxes: 2023 Assessor's Full & True Value / 2022 Taxes Payable in 2023:

	<u>Land:</u>	<u>House:</u>	<u>Ag Bldgs:</u>	<u>Taxes:</u>
Norway Township:				
S1/2	\$724,072	\$0	\$0	\$5,869.44
33-128-52				
#4724				

SOILS INFORMATION: Tillable Surety Soil Rating: .689

LAND CLASS:	SYM:	DESC:	Soil Rating	% SLOPE:	AC.
IIs	Pk	Peever-Tonka complex	.700		101
IIs	PeA	Peever clay loam	.730	0 - 2	10
IIIe	PeB	Peever clay loam	.630	2 - 6	38
IVw	Tk	Tonka silty clay loam	.580	0 - 1	11

Class 2: 111 Ac (69%), Class 3: 38 Ac (24%), Class 4: 11 Ac (7%)

The main soil types on this tract are Class 2 Peever-Tonka complex. These are good producing soils. There are smaller amounts of Class 2 Peever clay loam, Class 3 Peever clay loam and Class 4 Tonka silty clay loam.

Due to computer rounding some numbers may vary slightly.

The above assessed values and taxes include the entire S1/2 of Section 33-128-52 as they have not been broken up at the Roberts County Courthouse.

Tract 2:

LAND AREA:

Tillable:	102.5	Acres
CRP:	48.0	Acres
Wet Tillable:	4.3	Acres
Lake/Water:	5.2	Acres
Total	160	Acres

IMPROVEMENTS: There are no improvements on this Tract.

EASEMENTS: There is a U.S. Fish and Wildlife Service Conveyance of Easement for Waterfowl Management Rights located on the S1/2 of Section 33-128-52 and the SW1/4 of Section 34-128-52. This easement does not allow draining, burning or filling of any waterfowl production areas. The easement does not affect farming practices such as grazing, hay cutting, plowing or working and cropping wetlands when the same are dry of natural causes. For this reason, the easement did not affect the valuation of this appraisal. A copy of the easement is attached

Assessed Valuation and Taxes: 2023 Assessor's Full & True Value / 2022 Taxes Payable in 2023:

	<u>Land:</u>	<u>House:</u>	<u>Ag Bldgs:</u>	<u>Taxes:</u>
Norway Township:				
S1/2	\$724,072	\$0	\$0	\$5,869.44
33-128-52				
#4724				

SOILS INFORMATION: Tillable Surety Soil Rating: .703

LAND CLASS:	SYM:	DESC:	Soil Rating	% SLOPE:	AC.
IIs	Pk	Peever-Tonka complex	.700		138
IIs	PeA	Peever clay loam	.730	0 - 2	19
IIs	HCB	Hamerly-Vallers loams	.640	2 - 4	1
IIIe	PeB	Peever clay loam	.680	2 - 6	2
IIIw	J217A	Parnell silty clay loam	.710	0 - 1	1

Class 2: 158 Ac (98%), Class 3: 3 Ac (2%),

The main soil types on this tract are Class 2 Peever-Tonka complex. These are good producing soils. There are smaller amounts of Class 2 Peever clay loam, Hamerly-Vallers loams, Class 3 Peever clay loam and Parnell silty clay loam.

Due to computer rounding some numbers may vary slightly.

The above assessed values and taxes include the entire S1/2 of Section 33-128-52 as they have not been broken up at the Roberts County Courthouse.

Tract 3:

LAND AREA:

Tillable:	65.0	Acres
CRP:	62.3	Acres
Wet Tillable:	25.2	Acres
Past/NC:	1.8	Acres
Lake/Water:	<u>5.7</u>	Acres
Total	160	Acres

IMPROVEMENTS: There are no improvements on this Tract.

EASEMENTS: There is a U.S. Fish and Wildlife Service Conveyance of Easement for Waterfowl Management Rights located on the S1/2 of Section 33-128-52 and the SW1/4 of Section 34-128-52. This easement does not allow draining, burning or filling of any waterfowl production areas. The easement does not affect farming practices such as grazing, hay cutting, plowing or working and cropping wetlands when the same are dry of natural causes. For this reason, the easement did not affect the valuation of this appraisal. A copy of the easement is attached

Assessed Valuation and Taxes: 2023 Assessor's Full & True Value / 2022 Taxes Payable in 2023:

	<u>Land:</u>	<u>House:</u>	<u>Ag Bldgs:</u>	<u>Taxes:</u>
Norway Township:				
SW1/4	\$344,983	\$0	\$0	\$2,795.48
34-128-52				
#4725				

SOILS INFORMATION: Tillable Surety Soil Rating: .693

LAND CLASS:	SYM:	DESC:	Soil Rating	% SLOPE:	AC.
IIs	Pk	Peever-Tonka complex	.700		103
IIs	HbA	Hamerly-Tonka complex	.690	0 - 3	18
IIs	HcB	Hamerly-Valllers loams	.640	2 - 4	13
IIIw	J217A	Parnell silty clay loam	.710	0 - 1	14
IIIe	PeB	Peever clay loam	.680	2 - 6	13

Class 2: 134 Ac (83%), Class 3: 27 Ac (17%)

The main soil types on this tract are Class 2 Peever-Tonka complex. These are good producing soils. There are smaller amounts of Class 2 Hamerly-Tonka complex, Hamerly-Valllers loams, Class 3 Parnell silty clay loam and Peever clay loam.

Due to computer rounding some numbers may vary slightly.