



# ESTATE LAND AUCTION

## **+/-404.01 Surveyed Acres of Productive Afton Township Brookings County, SD Land**

We will offer the following real property at auction "On Site" at the land located from White, SD (Jct. Hwy's. #30 (204<sup>th</sup> St. & Co. Hwy. #25 (478<sup>th</sup> Ave.) – 3 miles south to the Southeast Corner of the Land at the Jct. of 207<sup>th</sup> St. and 478<sup>th</sup> Ave.; from Brookings, SD – Exit #132 on I-29 – 5½ miles east on Hwy. #14 to the Bushnell Corner & 5 miles north on 478<sup>th</sup> Ave. (Hwy. #25) to the SE Corner of the Land at the Jct. of 478<sup>th</sup> Ave. and 207<sup>th</sup> St.

**WEDNESDAY  
NOVEMBER 12, 2025  
SALE TIME:  
10:00 AM**

### **This +/- 404.01 Acre Farm will be Offered As:**

- ♦ **TRACT #1A - +/-106.55 Acres of High Percentage Tillable Cropland in the SE ¼;**
- ♦ **TRACT #1B – +/-185.24 Acres of High Percentage Tillable Cropland in the NE¼ and the E½ NW¼;**
- ♦ **TRACT #1C - +/-112.22 Acres in the NE¼ Comprised of Primarily Pasture with a Few Acres of Cropland/Hayland Situated on the West Side of the Parcel in the NW¼ Bordering 477<sup>th</sup> Ave.; or as TRACTS #1A& #1B Combined - +/-291.79 Acres of High Percentage Tillable Cropland;**
- ♦ **TRACTS #1B & #1C- 297.46 Acres of Cropland & Pasture in the N½ or as**
- ♦ **TRACTS #1A, #1B and #1C Combined – The Entire +/- 404.01 Acres as a Unit.**

### **AUCTIONEERS NOTE:**

This auction presents a great opportunity to purchase a productive parcel of cropland with some high-quality soils, a relatively high percentage tillable and a parcel comprised primarily of pasture. This land has a superb location lying adjacent to a county highway and conveniently located between Bushnell & White SD and within 10 miles of Brookings, SD and Ethanol Facilities at Aurora, SD and the Soybean Processing Plant at Volga, SD. This land is situated in a prominent agricultural area in Afton Township in Brookings County, SD. This land is available to the buyer to farm or lease as they desire in 2026. If you are in the market for agricultural land in Brookings County, SD as an addition to an area row crop or crop/livestock operation or as an investment, then make plans to attend this auction, especially since this land will be offered in individual parcels and combinations of parcels to fit the needs of a wide variety of potential buyers.



## Tract #1A—+/-106.55 Acres

**PROPOSED LEGAL DESC.:** Tract 1A of Robbins Add'n., an Add'n. in the SE¼ of Sec. 25, T. 111N., R. 49W., Brookings County, SD.

Tract #1A is virtually all tillable with the exception of an area with approx. 3.37 acres of grassland and trees in the SW Corner of Tr. #1A and roads, as according to FSA information the fields in TRACT #1A are divid-ed into 2 FSA tracts – T5275 & T5276, which combined have approx. 98.27 acres of cropland – T5275 has approx. 48.90 acres of cropland with a 19.06 acre corn base with a 127 bu. PLC yield , a 14.45 acre soy-bean base with a 33 bu. PLC yield and a 4.22 acre wheat base with a 52 bu. PLC yield; T5276 has approx. 49.37 acres of cropland with a 19.25 acre corn base with a 130 bu. PLC yield , a 14.59 acre soybean base with a 38 bu. PLC yield and a 4.26 acre wheat base with a 52 bu. PLC yield; According to info. obtained from Surety Agri Data the land included in Tract #1A has a Soil Productivity Index of 83.9, with the majority being comprised of Class I soils, with a level to nearly level topography. The 2024 RE taxes payable in 2025 on the portion included in Tract #1A on the E. +/-53 acres were \$1,566.38 and on the W. +/- 53 acres were \$1,563.34 .



## Tract #1B—+/-185.24 Acres

**PROPOSED LEGAL DESC.:** Tr. 1B of Robbins Add'n. in the NE¼ and the NW¼ Sec. 25, T. 111N., R. 49W.,

Tract #1B is comprised of the entire NE¼, except a previously sold acreage site in the NE corner, and together with the adjacent cropland acres in the E½ NW¼ of Sec. 25. With the actual legal description to be as to be described in the survey and plat of this parcel. Tract #1B has a very high percentage tillable with the exception of roads. According to FSA information the fields in TRACT #1B located in the NE¼ are di-vided into 2 FSA Tracts – T48 & T7537, in addition the adjacent cropland acres in the E½ NW¼ were also incorporated into Tract #1B. FSA T48 (S½ NE¼) has approx. 77.81 acres of cropland with a 30.37 acre corn base with a 127 bu. PLC yield , a 23.02 acre soybean base with a 33 bu. PLC yield and a 6.72 acre wheat base with a 52 bu. PLC yield; T7537 (N½ NE¼) has approx. 71.27 acres of cropland with a 27.72 acre corn base with a 130 bu. PLC yield, a 21.01 acre soybean base with a 38 bu. PLC yield and a 6.13 acre wheat base with a 52 bu. PLC yield; additionally based on reference to the FSA aerial photo there are two fields in the E 1/3 of the NW¼ that will be included in Tract #1B, with the northern field containing approx. 18.83 acres of cropland and another being the southern field containing approx. 11.28 acres – hence altogether Tract #1B is estimated to contain approx. 179.19 acres of cropland. According to info. obtained from Surety Agri Data the land included in Tract #2 has a Soil Productivity Index of 70.1, with the majority being comprised of Class I soils, with a level to gently rolling topography. Due to the overlapping boundaries the actual 2024 RE taxes payable in 2025 are unavailable; although the taxes for the N½ NE¼, Exc. acreage prev. sold were - \$1,977.20 and the S½ NE¼ were \$2,226.12.



## Tract #1C - +/- 112.22 Surveyed Acres

Essentially all of the pasture and a +/-13 acres with a cropland history located in the SW Corner of Tr. #1C - **PROPOSED LEGAL DESC.:** Tr. 1C of Robbins Add'n. in the NW¼ of Sec. 25, T. 111N., R. 49W., excl. the acreage site in the NW Corner – Actual Legal Description to be as to be described in the survey and plat of this parcel.

Tract #1C is a parcel of land comprised primarily of established grassland pasture with a rolling to hilly terrain and water provided by a combination of water sources including a dugout and a creek. According to FSA information it appears that this parcel has approx. 93 acres of what appears to be native pasture and approx. 16.15 acres with a cropland history that appears to be hayland/grass. According to information obtained from Surety Agri-Data the portion included within Tr. #3 has a soil productivity index of 59.8. This parcel would be an excellent seasonal/summer pasture that is especially well suited for the cow-calf producer. Due to the overlapping boundaries the actual 2024 RE taxes payable in 2025 are unavailable, although prior to the survey the RE taxes for taxable acres for the portion owned by the Robbins Family in the NW¼ on the N. 73.21 acres were \$1,380.90 and the S. 73.15 acres were \$1,398.40.



## TERMS:

**Cash with a Short Term Installment Sale** - A 10% nonrefundable downpayment on the day of the sale with an additional 40% on Dec. 30, 2025 with possession, and the remaining 50% on or before Jan. 6, 2026, but not prior to Jan. 1st, 2026. Full possession for the 2026 crop and grazing season. Marketable Title will be conveyed and an owner's title insurance policy will be provided with the cost of the owner's policy and the closing agent's fee (Brookings County Title Company) to be divided 50-50 between the buyer(s) and sellers. All of the 2025 RE taxes payable in 2026 will be paid by the sellers. The total acres being sold are being sold in accordance with a survey as completed by Midwest Land Surveying, Inc., with the acres understood to be "more or less". All survey costs will be paid by the estate. The sellers do not guarantee that existing fences lie on the true and correct boundary and any new fencing, if any, will be the responsibility of the purchaser(s) pursuant to SD Law. FSA cropland acres, yields, bases, payments & other information are estimated and not guaranteed and if divided into multiple parcels will be subject to an FSA reconstitution & County Committee Approval and also are subject to pending action and implementation of the New Farm Bill. Information contained herein is deemed to be correct but is not guaranteed. This property is sold in "AS IS" CONDITION and subject to any existing easements, restrictions, reservations or highways of record if any, as well as any or all Brookings County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the owners.

**These individual parcels or this farm as a whole, are well suited to serve as an addition to an area row crop and/or crop/livestock operation(s) or as an investment. To view drone video, aerial maps, soils data and other information concerning this property see [www.suttonauction.com](http://www.suttonauction.com) or to make arrangements for absentee bidding or other information contact the auctioneers. Online bidding available!**



**HEIRS OF LLOYD & DARRELL ROBBINS aka  
ROBBINS BROTHERS, Owners**



**CHUCK SUTTON – Auctioneer & Land Broker –**  
Sioux Falls, SD – 605-336-6315  
**JARED SUTTON, CAI – Auctioneer & RE Broker Assoc. –**  
Flandreau, SD – 605-864-8527  
**GAGE GULLICKSON – Auctioneer & RE Broker Assoc. –**  
Flandreau, SD – ph. 605-651-3867

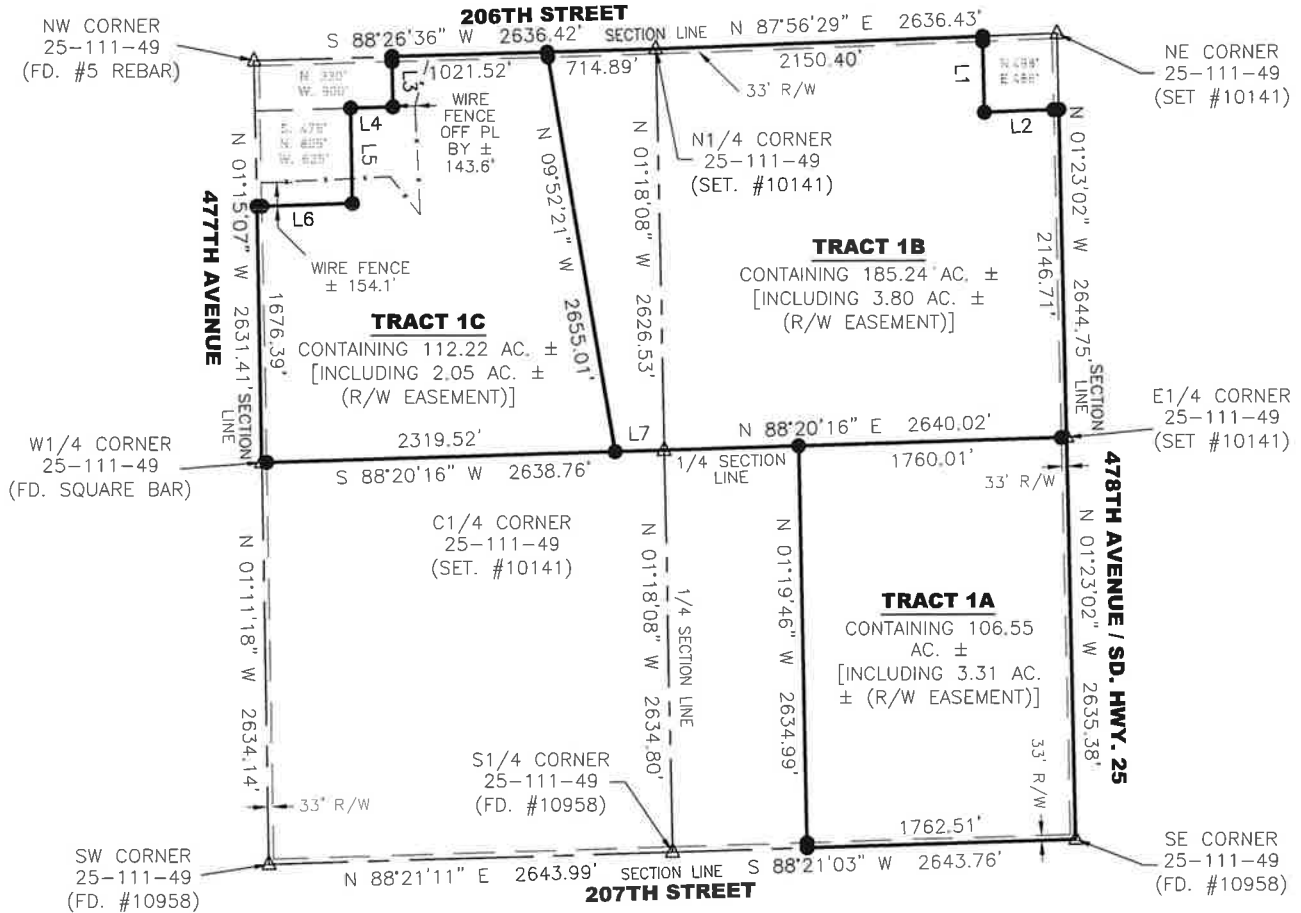
**BURLAGE  
PETERSON**

*Auctioneers & Realtors, LLC.*

**BURLAGE-PETERSON – Auctioneers &  
Realtors – Brookings, SD –**  
605-692-7102

# SALE DRAWING - TO BE PLATTED AS TRACTS 1A, 1B, AND 1C

IN THE NORTHEAST, SOUTHEAST, AND NORTHWEST QUARTERS OF SECTION 25, T111N, R49W, BROOKINGS COUNTY, SOUTH DAKOTA.



LINE	BEARING	DISTANCE
L1	S 01°23'02" E	498.03'
L2	N 87°56'29" E	486.03'
L3	N 01°15'07" W	330.00'
L4	N 88°26'36" E	275.00'
L5	N 01°15'07" W	625.01'
L6	N 88°26'36" E	625.01'
L7	S 88°20'16" W	319.24'

**TOTAL ACRES**  
404.01 ACRES±  
[INCLUDING 8.37 AC.± OF R/W (EASEMENT)]

**TOTAL ACRES FOR TRACT 1C**  
112.22 ACRES±  
[INCLUDING 2.05 AC.± OF R/W (EASEMENT)]

**TOTAL ACRES FOR TRACT 1B**  
185.24 ACRES±  
[INCLUDING 3.80 AC.± OF R/W (EASEMENT)]

**TOTAL ACRES FOR TRACT 1A**  
106.55 ACRES±  
[INCLUDING 3.31 AC.± OF R/W (EASEMENT)]

**OWNERS: ROBBINS ESTATE**

**CLIENT: SUTTON AUCTION SERVICES**

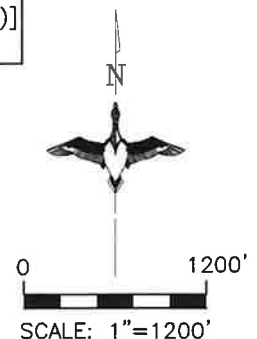
## LEGEND:

- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

NOTES:  
BASIS OF BEARINGS IS  
UTM-ZONE 14.  
PROJECT #25-379  
DRAWN BY: JJW



211 E. 14th street, Sioux Falls, SD 57104 | Phone: (605) 339-8901





# SALE DRAWING - TO BE PLATTED AS TRACTS 1A, 1B, AND 1C

IN THE NORTHEAST, SOUTHEAST, AND NORTHWEST QUARTERS OF SECTION 25, T11N, R49W, BROOKINGS COUNTY, SOUTH DAKOTA.



## TRACT 1C PROPOSED LEGAL DESCRIPTION:

TRACT 1C OF ROBBINS ADDITION, AN ADDITION IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 111 NORTH, RANGE 49 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.

## TRACT 1B PROPOSED LEGAL DESCRIPTION:

TRACT 1B OF ROBBINS ADDITION, AN ADDITION IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 111 NORTH, RANGE 49 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.

## TRACT 1A PROPOSED LEGAL DESCRIPTION:

TRACT 1A OF ROBBINS ADDITION, AN ADDITION IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 111 NORTH, RANGE 49 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.

LINE	BEARING	DISTANCE
L1	S 01°23'02" E	498.03'
L2	N 87°56'29" E	486.03'
L3	N 01°15'07" W	330.00'
L4	N 88°26'36" E	275.00'
L5	N 01°15'07" W	625.01'
L6	N 88°26'36" E	625.01'
L7	S 88°20'16" W	319.24'

## TOTAL ACRES

404.01 ACRES±  
[INCLUDING 8.37 AC.± OF R/W (EASEMENT)]

## TOTAL ACRES FOR TRACT 1C

112.22 ACRES±  
[INCLUDING 2.05 AC.± OF R/W (EASEMENT)]

## TOTAL ACRES FOR TRACT 1B

185.24 ACRES±  
[INCLUDING 3.80 AC.± OF R/W (EASEMENT)]

## TOTAL ACRES FOR TRACT 1A

106.55 ACRES±  
[INCLUDING 3.31 AC.± OF R/W (EASEMENT)]

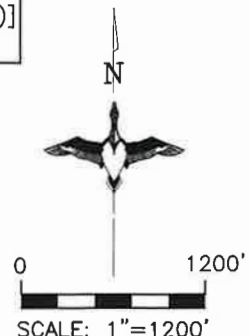
**OWNERS: ROBBINS ESTATE**

**CLIENT: SUTTON AUCTION SERVICES**

## LEGEND:

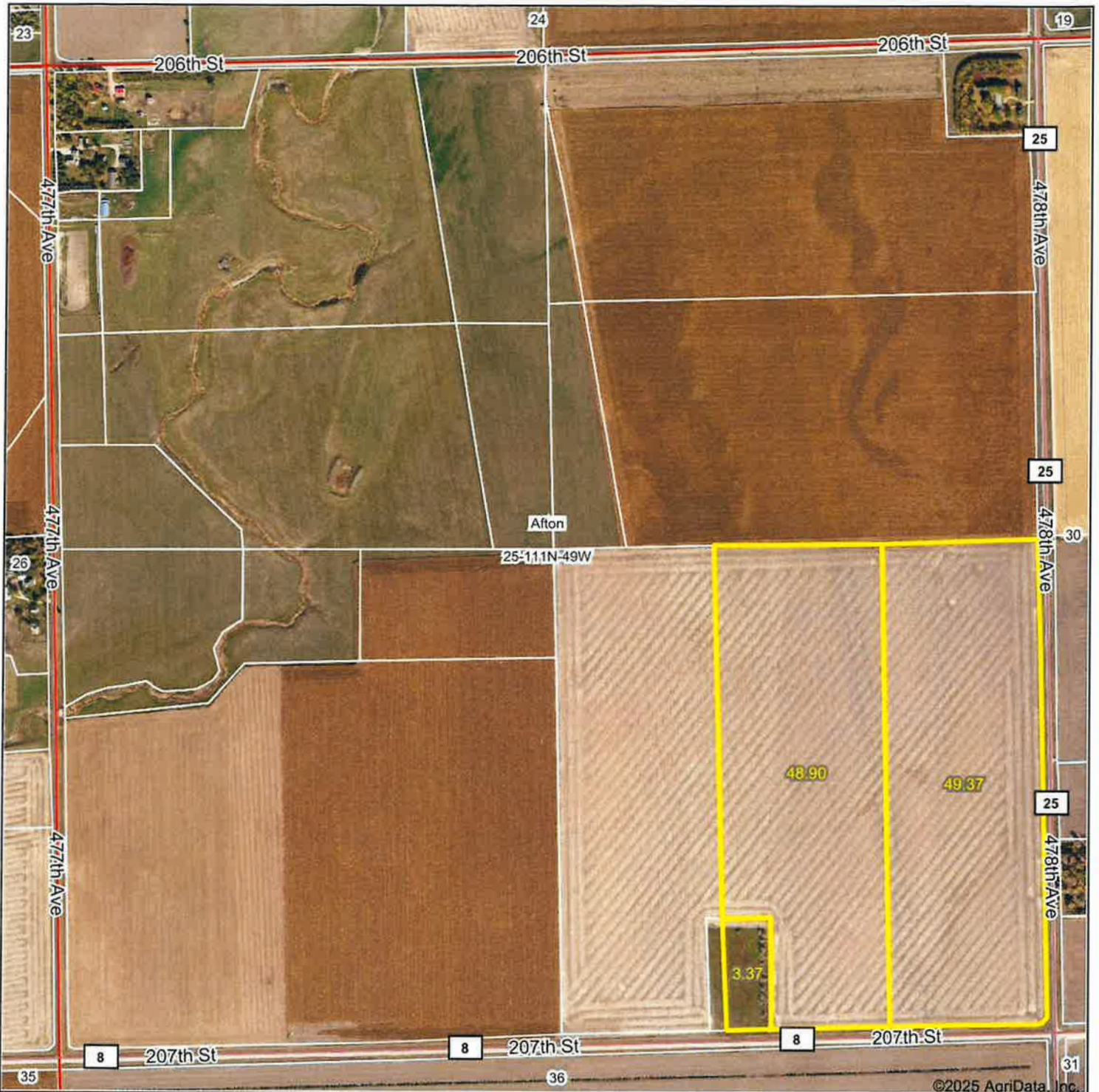
- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

NOTES:  
BASIS OF BEARINGS IS  
UTM-ZONE 14.  
PROJECT #25-379  
DRAWN BY: JJW





# Aerial Map - TRACT #1A



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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Boundary Center: 44° 23' 13.89, -96° 38' 59.43

**25-111N-49W**  
**Brookings County**  
**South Dakota**

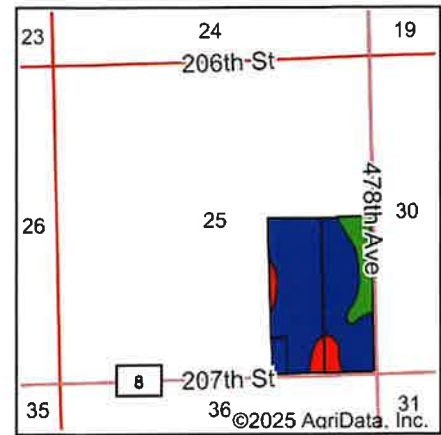
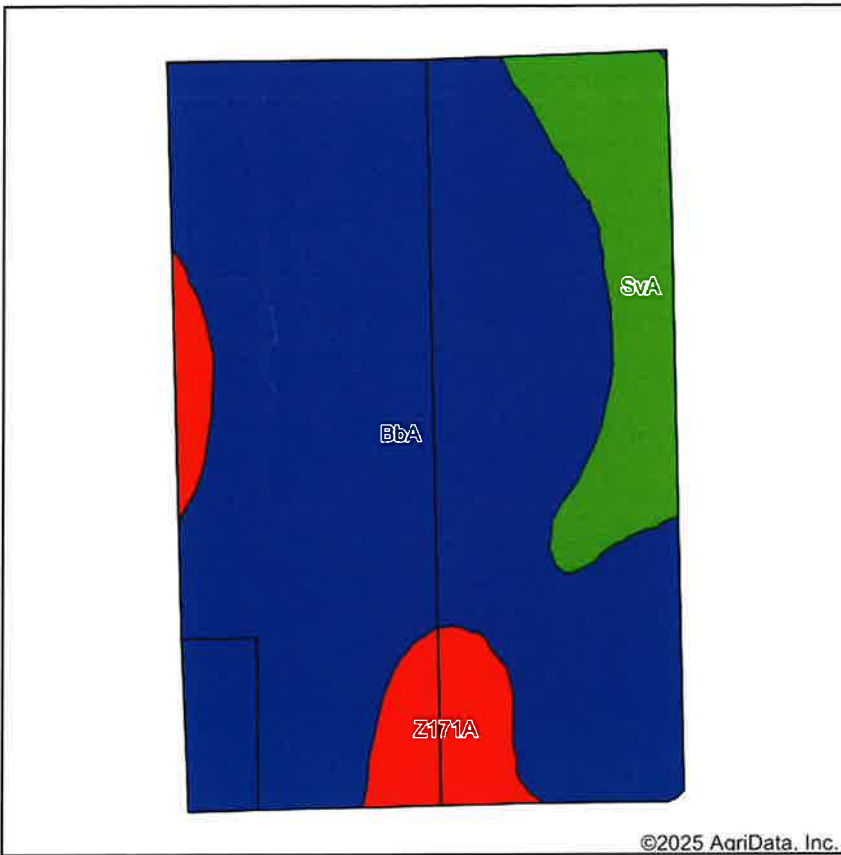
0ft 825ft 1650ft



10/9/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map - TRACT #1A



State: **South Dakota**  
 County: **Brookings**  
 Location: **25-111N-49W**  
 Township: **Afton**  
 Acres: **101.64**  
 Date: **10/9/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: SD011, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
BbA	Barnes clay loam, 0 to 2 percent slopes	80.76	79.5%		lw	86
SvA	Svea loam, 0 to 2 percent slopes	12.71	12.5%		ls	94
Z171A	Renshaw-Fordville loams, coteau, 0 to 2 percent slopes	8.17	8.0%		llls	47
Weighted Average					1.16	83.9

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Aerial Map - TRACT #1B



©2025 AgriData, Inc.

Boundary Center: 44° 23' 39.37, -96° 39' 9.97

0ft 611ft 1221ft



**25-111N-49W**  
**Brookings County**  
**South Dakota**

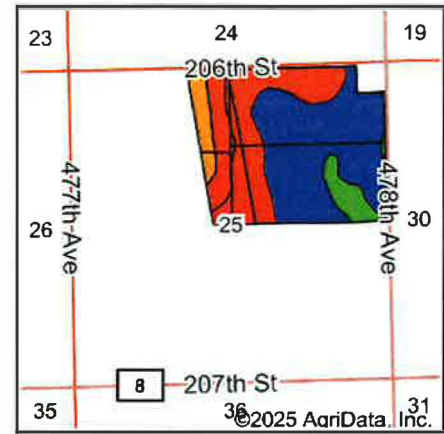
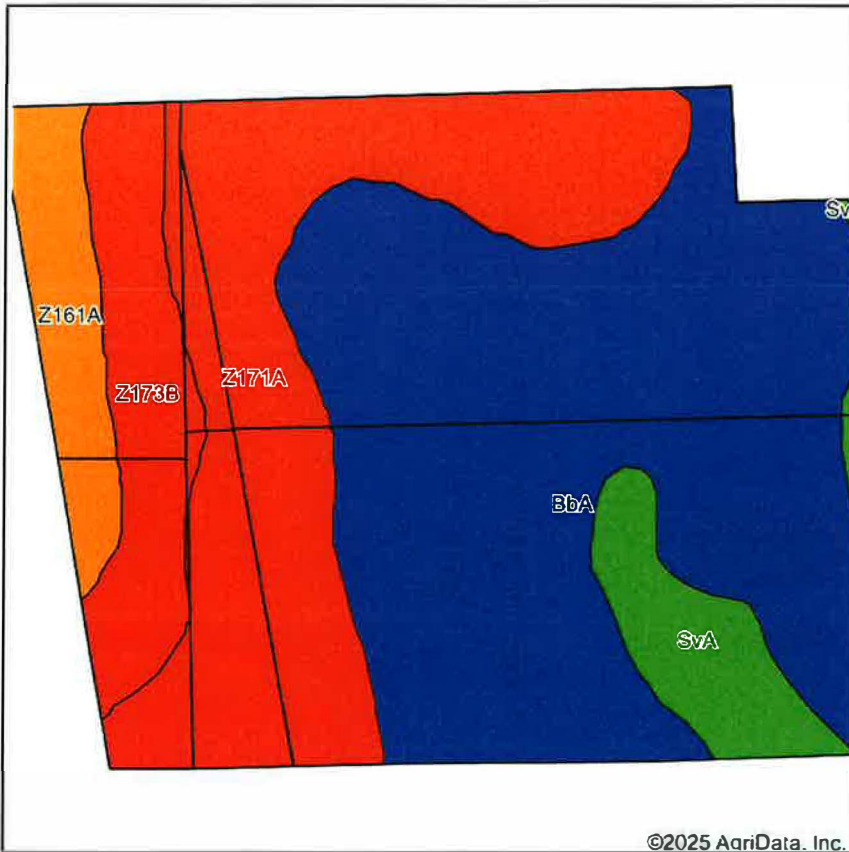


7/21/2025

Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map - TRACT #1B



State: **South Dakota**  
 County: **Brookings**  
 Location: **25-111N-49W**  
 Township: **Afton**  
 Acres: **179.17**  
 Date: **7/21/2025**



Soils data provided by USDA and NRCS.

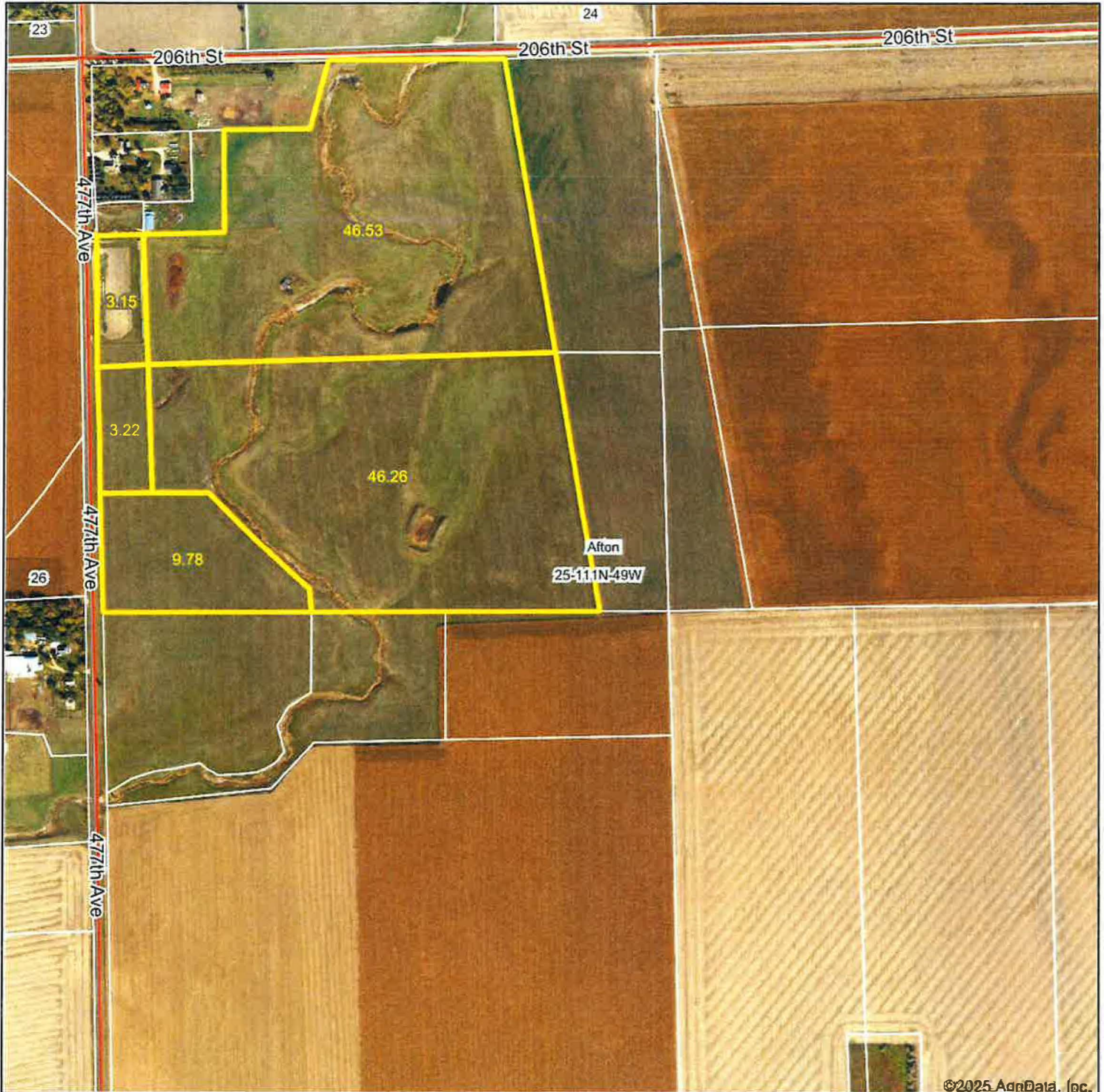
Area Symbol: SD011, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
BbA	Barnes clay loam, 0 to 2 percent slopes	90.13	50.3%		Iw	86
Z171A	Renshaw-Fordville loams, coteau, 0 to 2 percent slopes	50.88	28.4%		IIIs	47
Z173B	Renshaw-Sioux complex, coteau, 2 to 6 percent slopes	16.27	9.1%		IVs	34
SvA	Svea loam, 0 to 2 percent slopes	11.27	6.3%		Is	94
Z161A	Spottswood loam, 0 to 2 percent slopes, occasionally flooded	10.62	5.9%		IIs	75
Weighted Average					1.90	70.1

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Aerial Map - TRACT #1C



Maps Provided By



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Boundary Center: 44° 23' 39.57, -96° 39' 43.28

25-111N-49W  
Brookings County  
South Dakota

0ft 722ft 1444ft

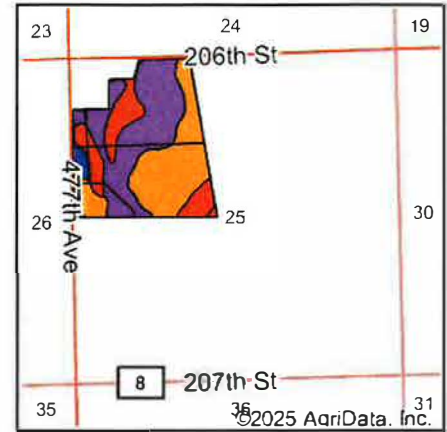
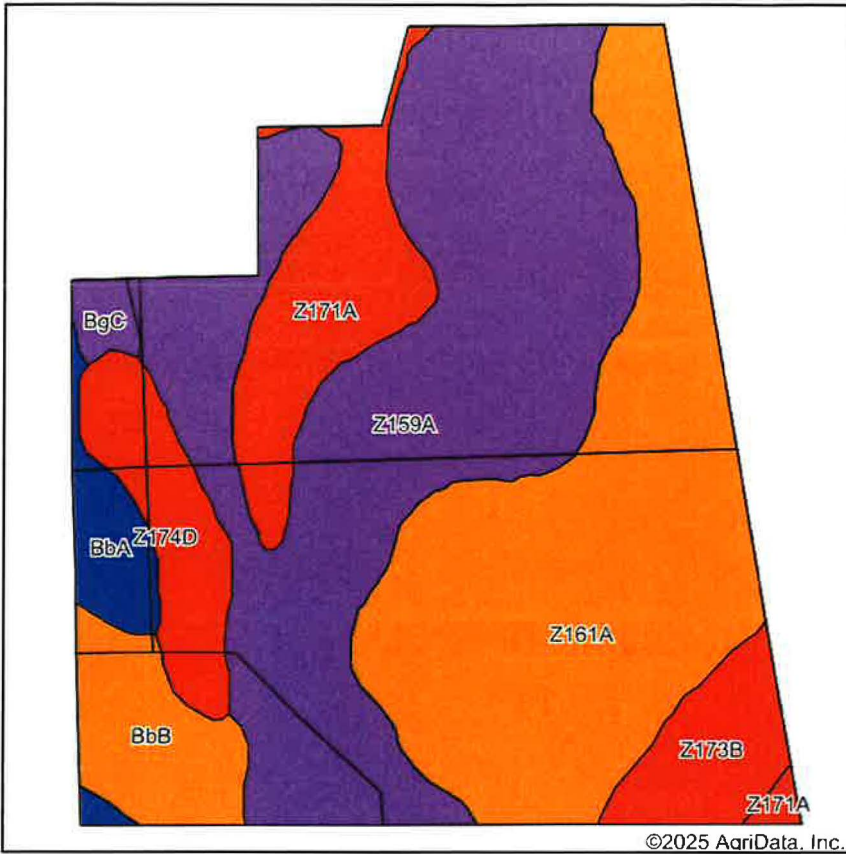


7/21/2025

Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map - TRACT #1C



State: **South Dakota**  
 County: **Brookings**  
 Location: **25-111N-49W**  
 Township: **Afton**  
 Acres: **108.94**  
 Date: **7/21/2025**



Soils data provided by USDA and NRCS.

Area Symbol: SD011, Soil Area Version: 32						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Z159A	Divide loam, 0 to 2 percent slopes, occasionally flooded	43.01	39.5%		IIIIs	54
Z161A	Spottswood loam, 0 to 2 percent slopes, occasionally flooded	35.12	32.2%		IIIs	75
Z171A	Renshaw-Fordville loams, coteau, 0 to 2 percent slopes	9.40	8.6%		IIIIs	47
Z174D	Sioux-Renshaw complex, coteau, 9 to 15 percent slopes	6.17	5.7%		VIIs	21
BbB	Barnes clay loam, 2 to 6 percent slopes	5.90	5.4%		IIe	80
Z173B	Renshaw-Sioux complex, coteau, 2 to 6 percent slopes	4.97	4.6%		IVs	34
BbA	Barnes clay loam, 0 to 2 percent slopes	3.28	3.0%		Iw	86
BgC	Buse-Barnes loams, 6 to 9 percent slopes	1.09	1.0%		IVe	58
Weighted Average					2.79	59.8

\*c: Using Capabilities Class Dominant Condition Aggregation Method

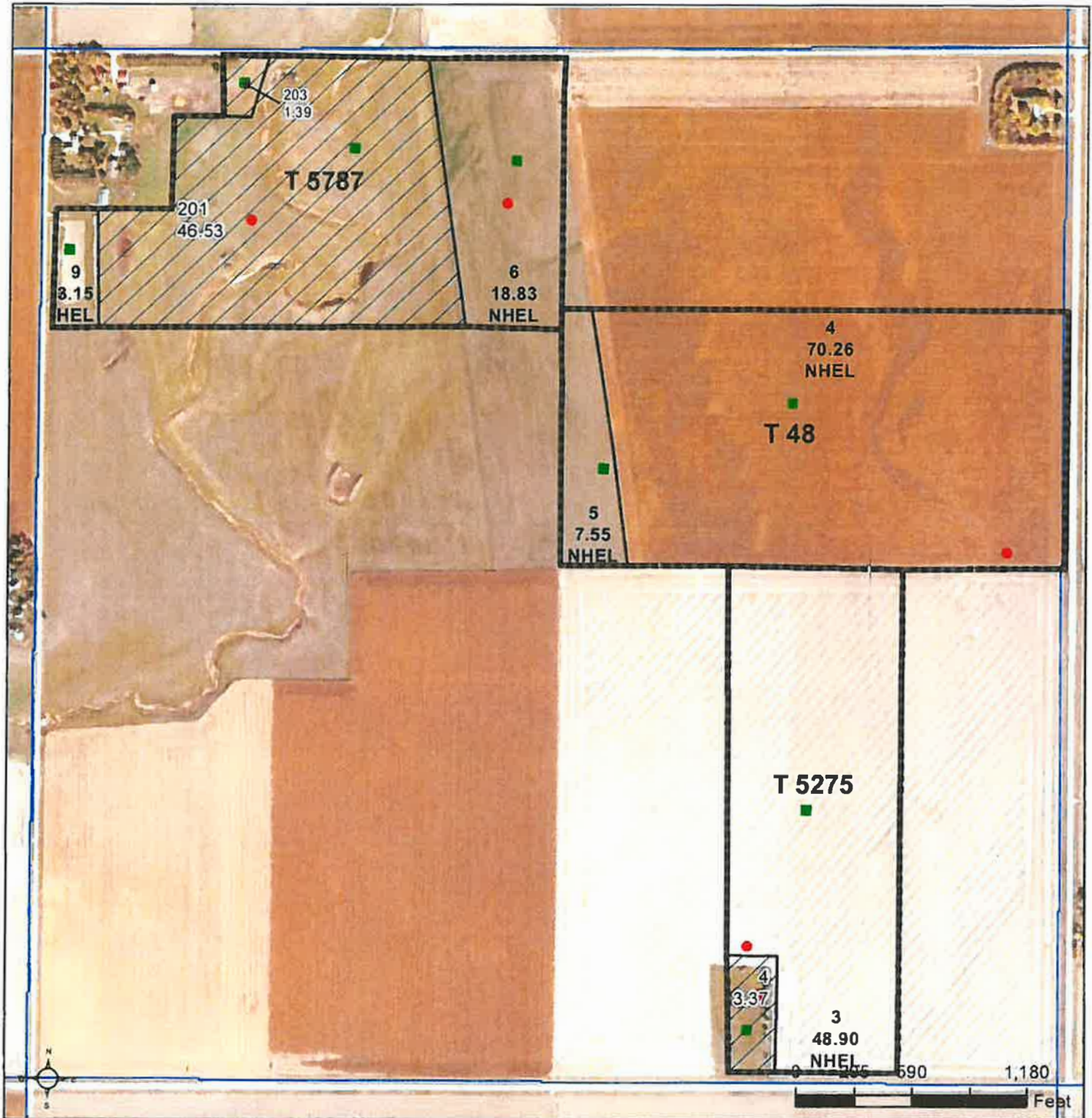
Soils data provided by USDA and NRCS.





United States  
Department of  
Agriculture

## Brookings County, South Dakota



**Common Land Unit** Tract Boundary  
 PLSS

Non-Cropland  
 Cropland

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Unless otherwise noted,  
crops listed below are:  
Non-irrigated  
Intended for Grain  
Corn = Yellow  
Soybeans = Common  
Wheat - HRS or HRW  
Sunflowers = Oil or Non

Producer Initial \_\_\_\_\_  
Date \_\_\_\_\_

2025 Program Year

Map Created May 01, 2025

**Farm 9441**

**25-111N-49W-Brookings**

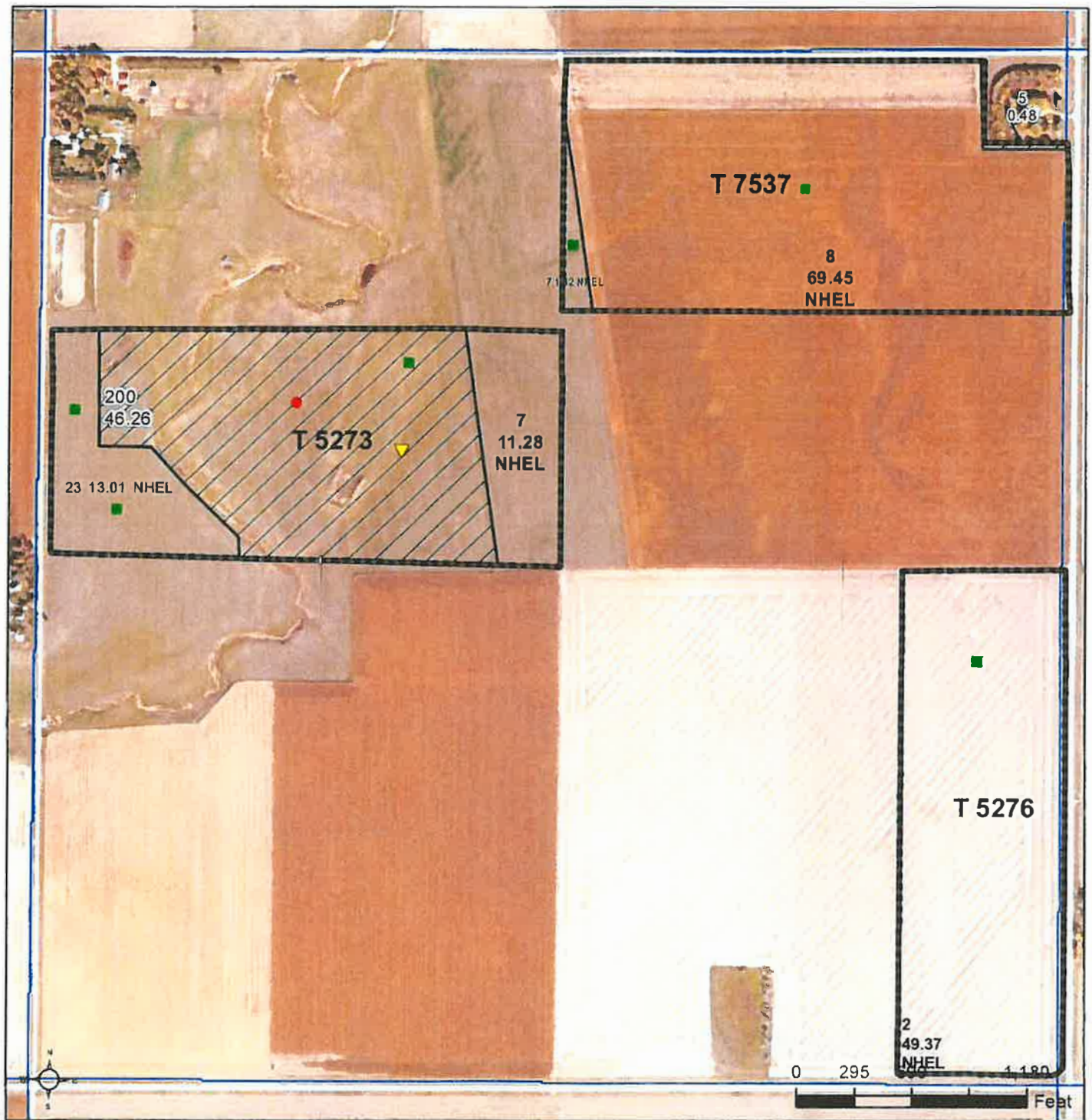
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







United States  
Department of  
Agriculture





## Brookings County, South Dakota



**Common Land Unit**  Tract Boundary  
 PLSS

 Non-Cropland  
 Cropland

### Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation
-  Compliance Provisions

Unless otherwise noted,  
crops listed below are:  
Non-Irrigated  
Intended for Grain  
Corn = Yellow  
Soybeans = Common  
Wheat - HRS or HRW  
Sunflowers = Oil or Non

Producer Initial \_\_\_\_\_

Date \_\_\_\_\_

2025 Program Year

Map Created May 01, 2025

**Farm 10316**

**25-11N-49W-Brookings**

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#### Email

[office@suttonauction.com](mailto:office@suttonauction.com)

#### Website

[www.suttonauction.com](http://www.suttonauction.com)

#### Address

1116 N. West Ave.  
Sioux Falls, SD 57104



**Remember:  
Successful  
Auctions don't just  
happen - They're  
Planned! Call us  
today to plan your  
successful  
auction!**

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