

ESTATE LAND AUCTION

**+/-79.89 SURVEYED ACRES OF CHOICE ELKTON
TOWNSHIP, BROOKINGS COUNTY, SD
LAND AT AUCTION**

**This land has Superb Soils and is situated in a Prominant Agricultural Area of
Brookings Co., SD!**



**SALE DATE: FRIDAY AUGUST 28, 2026
Sale Time: 10:00 AM**

In order to settle the Harold (Reverend Hal) Barber Estate, we will offer this choice parcel of land at public auction, with the auction to be held "On Site" near the land located from Elkton, SD – approx. ½ mile south on Co. Hwy (486th Ave.) and 1¼ miles west on 218th St.; or from Ward, SD - 1 mile west, 5 miles north on 486th Ave. and 1¼ miles west on 218th St.

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AUCTIONEER'S NOTE: This auction awards the opportunity to purchase land with a combination of an extremely high percentage tillable, superb soils, existing drain tile, excellent eye appeal and a great location in a strong agricultural area of Brookings County, SD and is situated in a location where historically land ownership is tightly held and seldom comes available on the open market, evidenced by the fact that this land has been in the O'Hara/Barber families for several decades, making this truly a "Once in a Lifetime Opportunity" to purchase this choice parcel of farmland. This land will be sold with the buyer to receive full possession of this land for the 2027 crop year. If you are in the market for land as an addition to a row crop farming operation or as an investment, you will want to inspect this property and make plans to be in attendance at this auction, or make arrangements for On-Line or absentee bidding by phone!

**ESTATE OF REVEREND HAL BARBER, AKA HAROLD
LEE BARBER, Owner**

ONLINE BIDDING AVAILABLE @ SUTTONAUCTION.COM!

**CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD – Ph. 605-336-6315
JARED SUTTON CAI – Auctioneer & RE Broker Associate – Flandreau, SD – Ph. 605-864-8527
GAGE GULLICKSON – Auctioneer & RE Broker Associate – Flandreau, SD Ph. 605-651-3867
BURLAGE & PETERSON – Auctioneers & Realtors – Brookings, SD – 605-692-7102**

Three words might best describe this land, those being Choice, Choice, Choice, as the land being offered for sale on this auction consists of a parcel of land which has an extremely high percentage tillable and is inclusive of choice high caliber cropland with some extremely high quality soils. This land will be offered as a +/-79.89 Acre Unit, with the acres being sold to be in accordance with a survey as completed by Midwest Land Surveying, Inc. According to FSA, this parcel of land has been part of a larger 160 acre parcel – which according to FSA information had approx. 154.55 acres of cropland that as a whole had n 89.54 acre corn base with a 129 Bu. PLC Yield and a 19.26 acre soybean base with a 39 bu. PLC yield – which based on FSA preliminary calculations appears that the W ½ NE ¼ will be allocated approx. 54.72 base acres. The non-tillable acres are comprised of a +/- 1 acre of road bordering the north side of the property. The general topography of this land is level to nearly level. Probably one of the most noteworthy attributes of this farm is that according to information obtained from Surety Agri-data Inc., the cropland acres consist of virtually 100% of Class I & II soils with a weighted Productivity Index of a .868 . The farmability of this land has been enhanced by the installation of some drain tile which was installed in areas of the NE¼ by Sterzinger Excavating in 1996. The 2025 RE taxes payable in 2026 on this +/-80 acres are unavailable as this land has previously been taxed as the entire NE ¼ as a 160 acre parcel were \$4,576.58, or approx. \$28.60 per acre. This is a choice parcel of land that has the potential to fulfill the needs of a variety of buyers, including those looking for high quality productive cropland to add to their farming operation and/or investment portfolio.

LEGAL DESC.: The W½ of the NE¼ of Sec. 30, T. 109 N., R. 47 W., (Elkton Twp.), Brookings County, SD.

TERMS: Cash – A 10% non-refundable earnest money payment on sale day and the balance on or before November 20, 2026 with full possession for the 2027 crop year. Marketable title will be conveyed with an owner's title insurance policy provided with the cost of the owner's policy and title company closing fee (Brookings County Title) to be divided 50-50 between the buyer and seller. The total acres being sold will be sold based on the acres as determined by a survey of the property as completed by Midwest Land Surveying, Inc., with the acres understood to be "more or less" – with the final purchase price to be calculated as 79.89 acres times the auction price per acre. 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 may 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 applicable Brookings County Zoning Ordinances. All of the 2025 RE taxes payable in 2026 will be paid by the sellers, additionally and based on ½ of the tax amount payable in 2026 on the previous entire 160 acre parcel (\$4,576.58 divided by 2 = \$2,288.29), the buyer at closing will be given a RE tax credit of credit from the seller at closing of \$2,288.29, to be applied to the 2026 RE taxes payable in 2027, with no further adjustments. The RE licensees in this transaction are acting as agents for the owners. Sold subject to confirmation of the Personal Representative.



www.suttonauction.com

To view aerial maps, soils data and other information concerning this property or to Register and Participate in On-Line Bidding see www.suttonauction.com or to make other arrangements for absentee bidding contact the auctioneers.

**ESTATE OF REVEREND HAL BARBER, AKA
HAROLD LEE BARBER, Owner**

**Michael L. Barber,
Personal Representative**

**John Shaeffer – Attorney for the Estate -
Affiliate Attorney with the Lammers,
Kleibacker, Dawson & Miller Law Firm –
Flandreau, SD – ph. 605-997-3721**

**CHUCK SUTTON – Auctioneer & Land Broker
Sioux Falls, SD – ph. 605-336-6315**

**JARED SUTTON, CAI – Auctioneer & RE Broker Assoc.
Flandreau, SD – ph. 605-864-8527**

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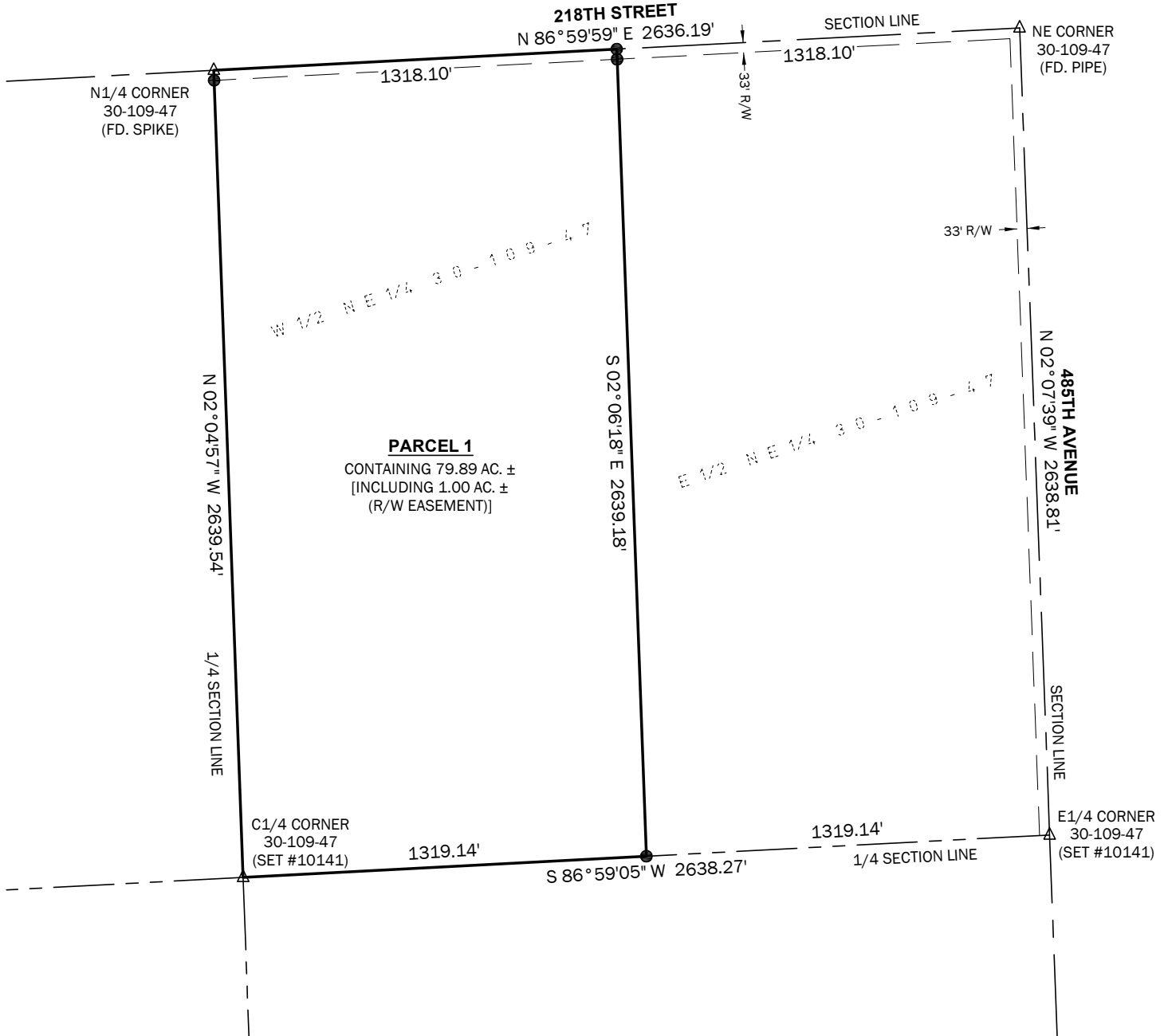
**BURLAGE & PETERSON – Auctioneers & Realtors –
Brookings, SD – 605-692-7102**

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SALE DRAWING

IN THE NORTHEAST QUARTER OF SECTION 30, T109N, R47W, BROOKINGS COUNTY, SOUTH DAKOTA.



**OWNERS: ESTATE OF
REVEREND HAL BARBER
AKA HAROLD LEE BARBER**

CLIENT: CHUCK SUTTON

LEGEND:

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

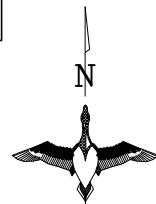
NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #26-281
DRAWN BY: JJW

PARCEL 1 LEGAL DESCRIPTION:

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 109 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA.

TOTAL ACRES FOR PARCEL 1

79.89 ACRES±
[INCLUDING 1.00 AC.± OF R/W (EASEMENT)]



0 500'
SCALE: 1"=500'

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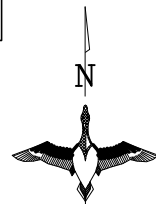
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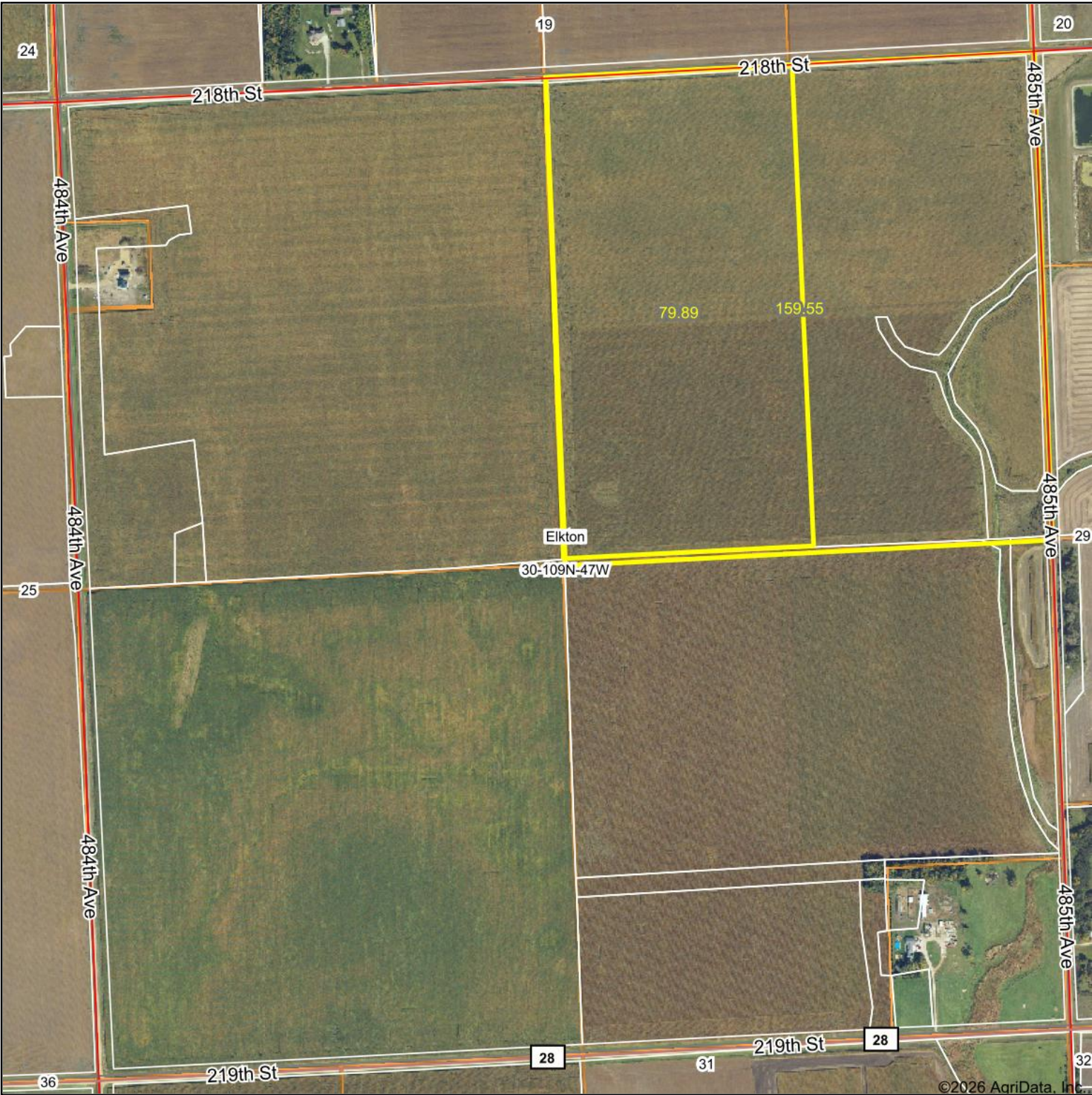


211 E. 14th street, Sioux Falls, SD 57104 | Phone: (605) 339-8901



0 500'
SCALE: 1"=500'

Aerial Map



Boundary Center: 44° 13' 16.6, -96° 30' 40.01

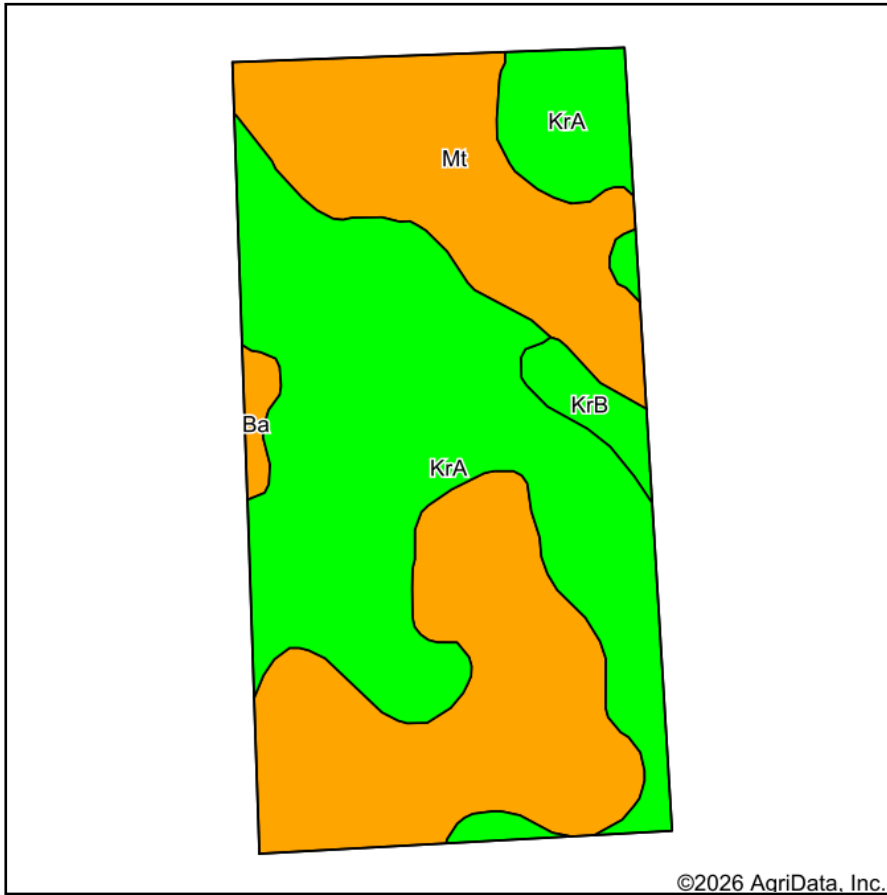
30-109N-47W
Brookings County
South Dakota

0ft 841ft 1682ft

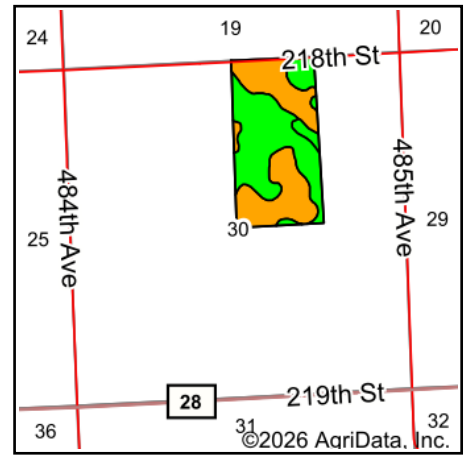


7/29/2026

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brookings**
 Location: **30-109N-47W**
 Township: **Elkton**
 Acres: **79.89**
 Date: **7/29/2026**



Maps Provided By:



Area Symbol: SD011, Soil Area Version: 33						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	39.84	49.9%		Is	93
Mt	Mckranz-Badger silty clay loams, 0 to 2 percent slopes	37.06	46.4%		IIs	80
KrB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	2.03	2.5%		Ile	93
Ba	Badger silty clay loam, 0 to 1 percent slopes	0.96	1.2%		IIw	79
Weighted Average					1.50	86.8

*c: Using Capabilities Class Dominant Condition Aggregation Method



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Sioux Falls, SD 57104



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

SUTTON AUCTIONEERS & LAND BROKERS, LLC

The sale of your land may be a once in a lifetime event . . .

Since 1932, Sutton Auction has established itself as a reliable leader in the auction sector, dedicated to serving clients with excellence. Our extensive experience allows us to offer exceptional auction services, managing everything from real estate to agricultural machinery with utmost professionalism and honesty. Whether you're buying or selling, our expert team guarantees an efficient and successful auction process each time. Trust in Sutton Auction's enduring legacy!

Experience

Our company boasts a solid history of achievement, having facilitated the sale of more than 304,000 acres and generated over 1.3 billion dollars in land transactions in the last decade. Furthermore, we have successfully managed numerous auctions for agricultural machinery, construction tools, and various personal assets. Through our reliable and comprehensive services, we consistently deliver results that enhance value for our clients.

Successful auctions are not mere coincidences; they require careful planning. Selling your property might be a unique opportunity! It's essential to have expertise, marketing acumen, and a solid history of success. Since 1932, our auction company has been at the forefront of the industry, assisting clients throughout South Dakota, Minnesota, Iowa, and Nebraska. Auctions are the favored approach for farmland transactions, consistently yielding results that exceed those of sealed bids and negotiated sales, as they draw in more qualified buyers and foster a competitive, equitable marketplace. Allow us to leverage our auction expertise for your benefit!

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