

ESTATE LAND AUCTION

+/-79.89 Surveyed Acres of Choice Elkton Township, Brookings County SD Land with Superb Soils - Situated in a Prominent Agricultural Area of Brookings County, SD

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.

SALE DATE: FRIDAY AUGUST 28, 2026 • SALE TIME: 10:00 A.M.

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. 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.

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.

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

TERMS: Cash – A 10% non-refundable earnest money payment on sale day and the balance on or before Nov. 20, 2026 with full possession for the 2027 crop year. The total acres being sold will be sold based on the acres as determined by a survey with the acres understood to be "more or less". 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. Sold subject to confirmation of the Personal Representative.

To view aerial maps, soils data, other information or Register for On-Line Bidding see www.suttonauction.com.

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 & Flandreau, SD - ph. 605-997-3777

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

GAGE GULLICKSON – Auctioneer & RE Broker Associate – 605-651-3867

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