

Pipestone County, MN 160 Acres
56 40th Avenue
Jasper, MN 56144

\$999,999
160± Acres
Pipestone County



Pipestone County, MN 160 Acres
Jasper, MN / Pipestone County

SUMMARY

Address

56 40th Avenue

City, State Zip

Jasper, MN 56144

County

Pipestone County

Type

Farms, Horse Property, Ranches, Commercial, Residential Property

Latitude / Longitude

43.85819 / -96.384531

Taxes (Annually)

2000

Dwelling Square Feet

2468

Bedrooms / Bathrooms

4 / 1

Acreage

160

Price

\$999,999

Property Website

<https://talitinesproperties.com/property/pipestone-county-mn-160-acres-pipestone-minnesota/85873/>



PROPERTY DESCRIPTION

Introducing an exceptional and rare opportunity to own a dynamic 160-acre property located in Eden Township, just a short drive from Jasper, Minnesota. This property brings together a blend of agricultural land, quality pasture, and opportunity for a quartzite quarry. Whether you're a producer looking to expand your operation, an investor seeking diverse income streams, or a buyer looking for a piece of land that balances practicality with potential, this property deserves your close attention.

The property is easily accessed by well-maintained county roads, allowing for efficient movement of equipment, supplies, or livestock. Whether you're hauling grain, transporting hay, managing livestock, or accessing quarry materials, you'll appreciate the ease of logistics.

Land Breakdown

The 160-acre property is intelligently divided into highly functional components:

- **82.53 Acres of Tillable Farmland:**

The tillable acres are currently in active production and have been responsibly managed over the years. This ground offers solid yields and is suitable for a range of crops, making it ideal for row crop producers or those looking to add acreage to their existing farm portfolio. The soils in this region are known for their productivity, and this tract offers consistency and scale.

- **Approximately 69 Acres of Pasture:**

The pasture acres are a great complement to the farmland. Fenced and usable for cattle or other grazing animals, this section presents excellent rotational grazing potential or can be leased for additional income.

The mix of grasses, rolling terrain, and access makes it ideal for a livestock operator or rancher, but also adds potential for future development.

- **7-Acre Building Site:**

The building site offers established infrastructure with immediate utility. It includes:

- **Two homes** – Whether for rental, farmhand housing, or personal residence, the existing homes offer great flexibility. One home could serve as your primary residence while the other could generate rental income or house employees.
- **Two pole sheds** – These outbuildings provide significant value for storage, machinery, hay, equipment, or workshop needs. They're functional, well-placed, and critical for farm or business operations.

This part of the property opens up a variety of uses: homesteading, small-scale operations, rental income, or simply a base of operations for managing the larger land assets.

Historic Pipestone Quarry with Income Potential

Perhaps the most unique and undervalued asset on this property is the established **pipestone rock quarry**—a rare geological and historical feature that distinguishes this land from most others in the region.

- The quarry has historically generated income, and with renewed focus or marketing, it could again become a steady revenue stream.
- The site contains valuable **Pipestone and Sioux Quartzite**, part of the well-known quartzite ledge that runs through this region.
- Quartzite is prized for its strength, color, and beauty—used in everything from historical monuments to modern construction materials.

The quarry adds significant versatility and value for a buyer who may want to reactivate this resource. The extraction rights, materials, and existing infrastructure make it more than just an aesthetic feature—it's a tangible business opportunity



embedded right into the land.

Quartzite Ledge — A Rare Geological Asset

The property's position atop the **quartzite ledge** is more than a minor footnote—it's a key component of this land's value and identity. This geological feature has not only shaped the landscape visually and historically but also opens the door for potential **mining or extraction ventures**.

Buyers with an eye for business or industrial application will recognize the possibilities that come with owning land on a proven mineral and stone formation. Whether it's for limited personal use, contracting with a local excavation outfit, or developing a full mining operation (subject to appropriate permitting and regulations), the potential here is real and ready.

Income Streams & Investment Security

This property isn't just a piece of land—it's a fully functional **multi-income asset**. Here's a breakdown of potential and current income sources:

1. **Tillable Lease (2025 already secured)** - Immediate ROI with crop income, renewable annually.
2. **Pasture Lease (2025 already secured)** - Passive grazing income with low overhead.
3. **Residential Rental Income** - Live in one home, lease the other, or rent both.
4. **Quarry Income** - Historically producing, with potential for future monetization.
5. **Equipment Storage or Lease** - Outbuildings could support third-party use or rental.

With multiple income streams already in place and more potential on the horizon, this property offers a rare balance of security and upside.

Versatility for a Range of Buyers

One of this property's strongest appeals is its **versatility**. This isn't a one-dimensional ag parcel—it's a **multi-purpose investment** that can appeal to:

- **Producers and Farmers** looking to expand land base, gain control of additional tillable acres, and integrate pasture into their rotation.
- **Investors** seeking diverse, stable income with land value appreciation and multiple monetization paths.
- **Outdoor Enthusiasts or Homesteaders** wanting a multi-use tract with space, privacy, and land-based living.
- **Businesses or Developers** interested in exploring quartzite or pipestone extraction as a commercial venture.

Very few parcels offer this kind of flexibility, location, and built-in infrastructure all in one tract.

Property Features

- **160 total acres** in Eden Township, Pipestone County
- **82.53 acres of tillable farmland** — rented for 2025
- **69 acres of pasture** — rented for 2025
- **7-acre building site** with:
 - 2 homes
 - 2 pole sheds
- **Established pipestone quarry** with historic revenue
- **Quartzite ledge**—rare geological and mining potential
- **Multiple income streams** already active
- **Easy access** via county roads
- **Minutes from Jasper, MN**

Area Information

[City of Jasper](#)

[City of Pipestone](#)



[Pipestone School District](#)

[Luverne School District](#)

[Garretson School District](#)

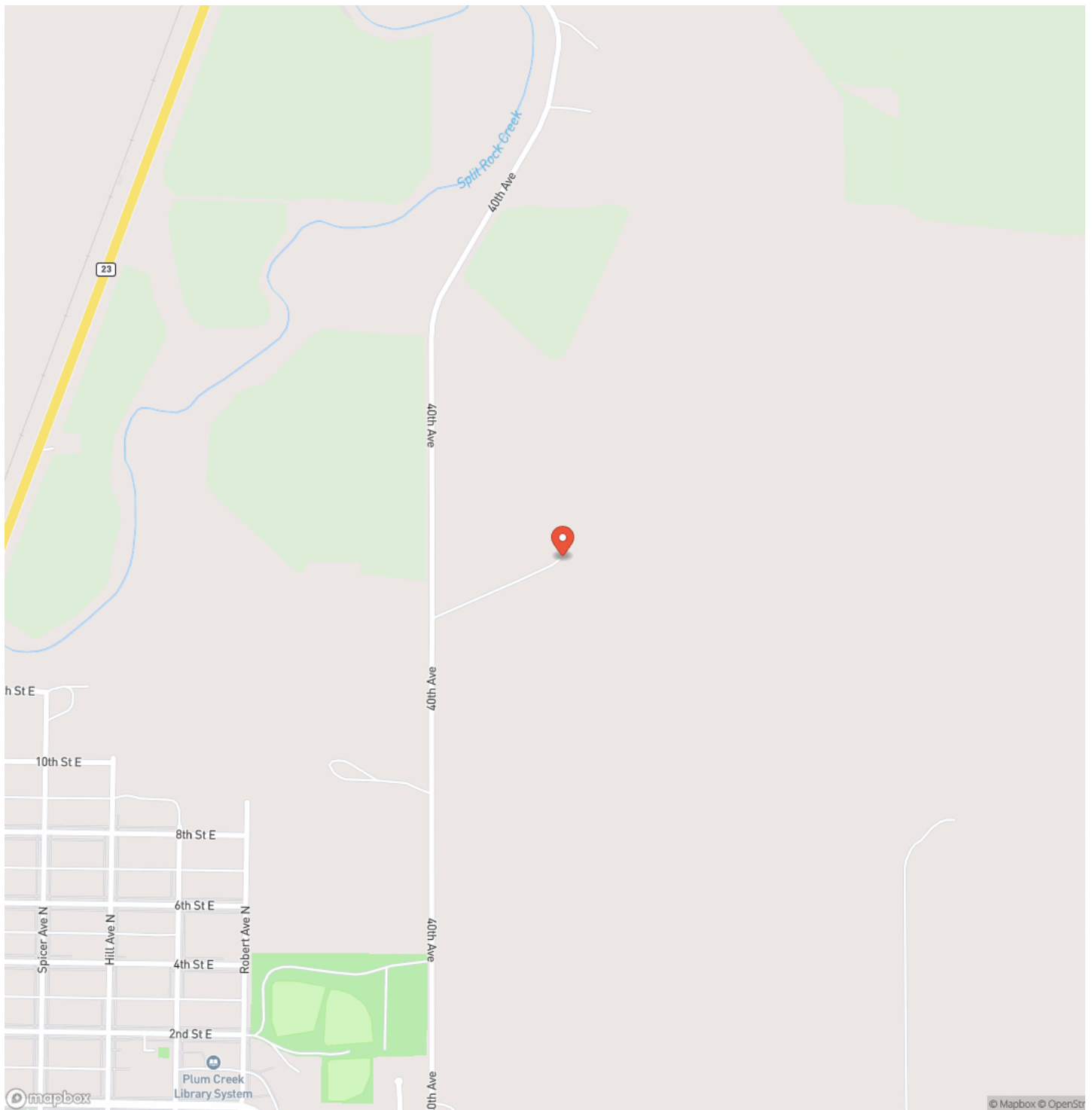
[Sioux Quartzite](#)



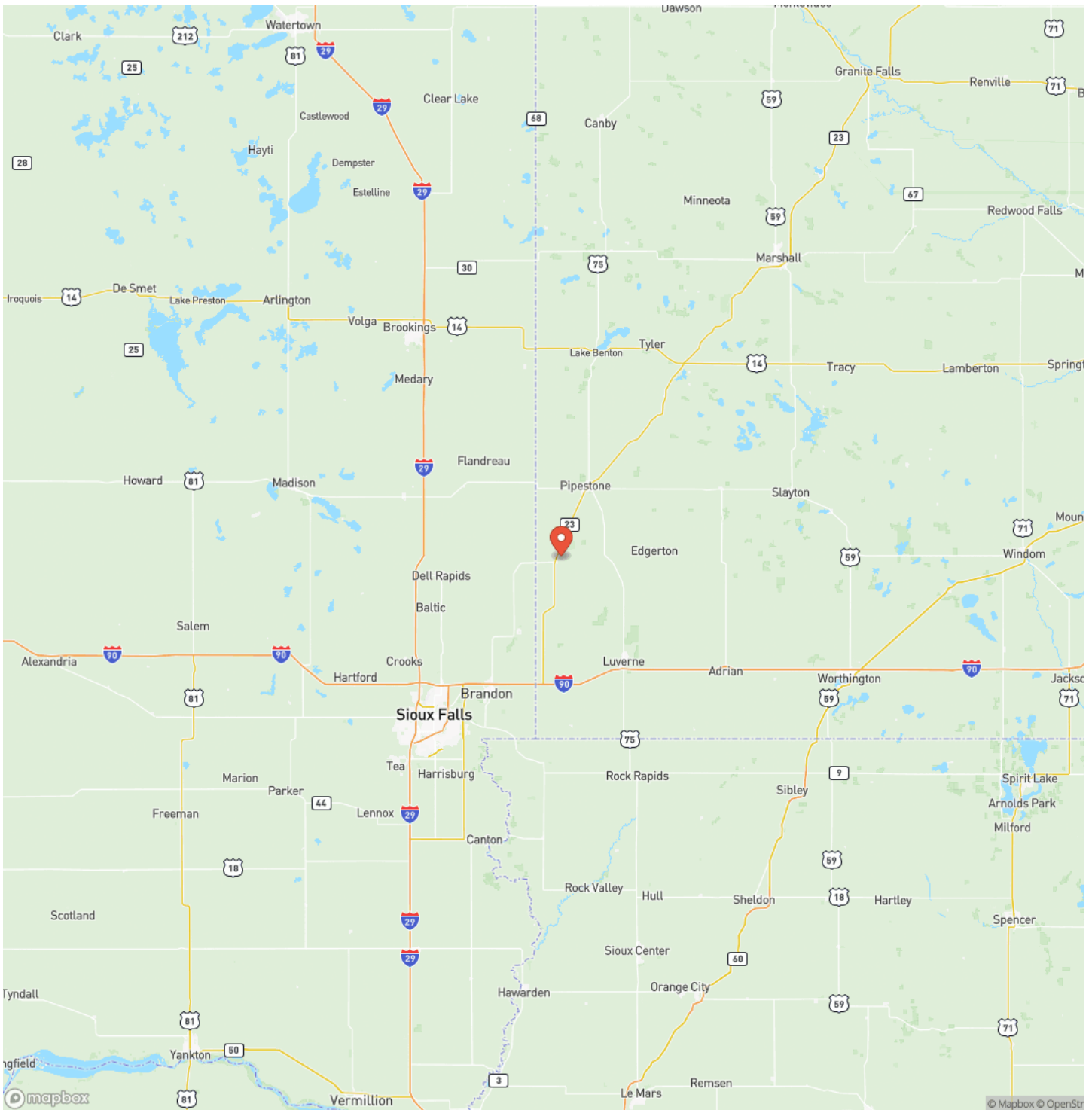
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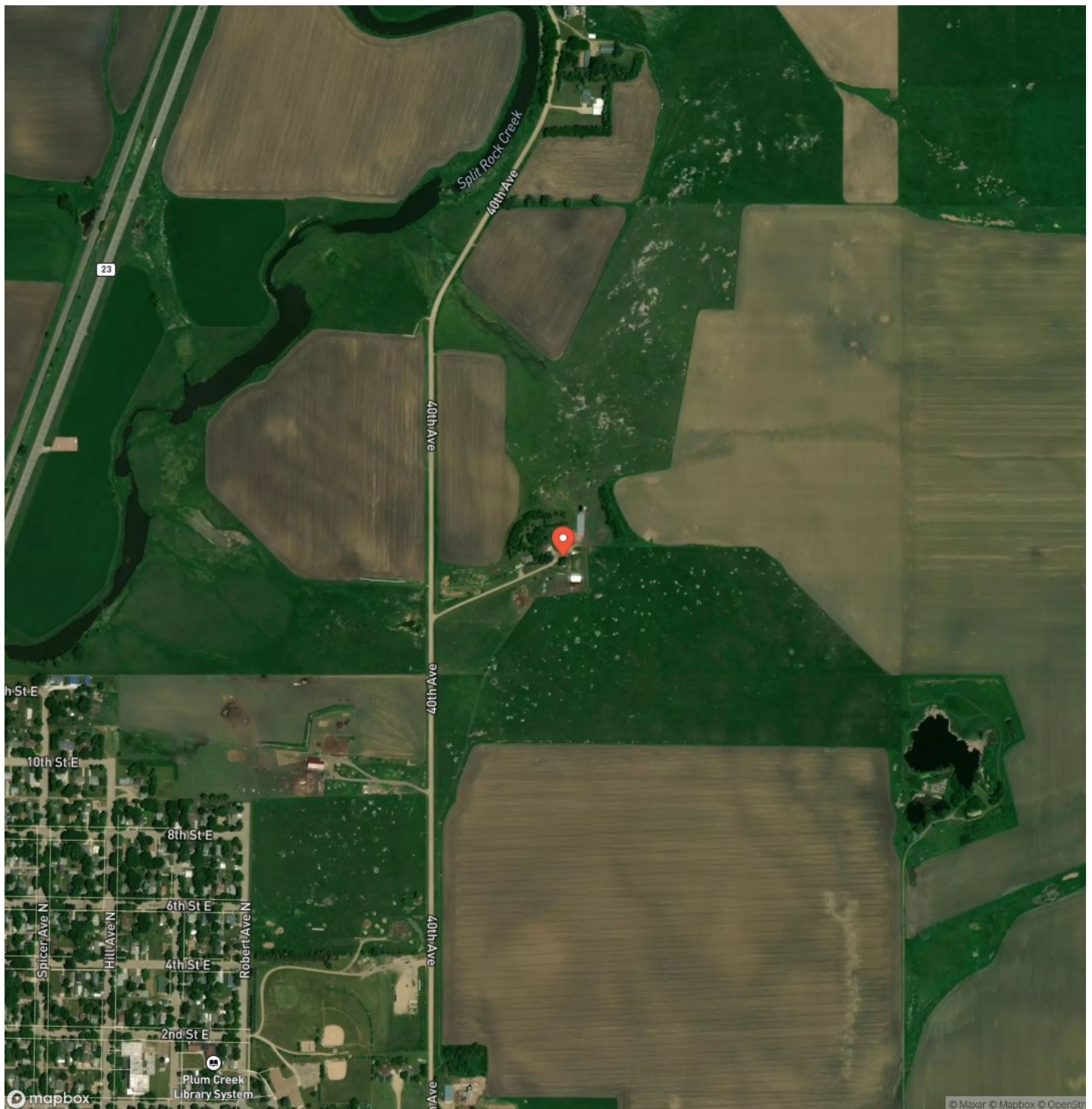
Locator Map



Locator Map



Satellite Map



Pipestone County, MN 160 Acres
Jasper, MN / Pipestone County

LISTING REPRESENTATIVE

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NOTES



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://talitinesproperties.com/>

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