



**HIGH POINT**  
LAND COMPANY



**FOR SALE**

**PIPESTONE COUNTY, MN**



507-360-6575 • 375 COUNTY ROAD 5, WORTHINGTON, MN 56187  
HIGHPOINTLANDCOMPANY.COM





## 160+/- ACRES • PIPESTONE COUNTY, MN

LISTING PRICE: \$1,312,000



This 160-acre farm in Section 8 of Grange Township in Pipestone County, Minnesota, offers a rare combination of cropland, conservation income, recreational opportunity, and livestock potential. The property includes 93.48 tillable acres carrying a solid 83 CPI, well suited for consistent crop production. The North Branch of the Pipestone Creek flows through the farm, providing a reliable water source and an excellent tile outlet.

A total of 50.21 acres are enrolled in CRP, generating an annual payment of \$7,586. This program not only provides steady income but also enhances habitat quality and long-term investment value. The mix of creek bottom, CRP grassland, and cropland creates outstanding cover for pheasants, deer, and other wildlife, offering some of the best hunting opportunities in the area.

The layout of the farm also provides potential for pastureland, adding flexibility for future livestock use. With its blend of productive cropland, strong CRP payments, excellent hunting, and livestock potential, this is a well-rounded farm that appeals to both farmers and investors.



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## PROPERTY FEATURES:

- 160 Acres
- 50.21 Acres of CRP
- Livestock Pasture Potential
- Hunting Opportunities
- 83 CPI

**LEGAL DESCRIPTION:** SW1/4, Section 8, Township 107, Range 45, Pipestone County, MN, containing 160 acres m/l

## PROPERTY ADDRESS:

000 161st Street, Pipestone, MN 56164

## DRIVING DIRECTIONS:

From Pipestone, MN head North on HWY 75 for 5 miles, Turn East onto 161st Street, Drive 1 mile and property is on the North side of road. Signs will be posted







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# Aerial Map

FAA Obstructions & Transmission Lines WARNING: Map is dated, incomplete, has limited accuracy and is in no way a substitute for visual confirmation. Use caution!



Boundary Center: 44° 5' 5.02, -96° 16' 47.39

0ft 647ft 1294ft

**8-107N-45W**  
**Pipestone County**  
**Minnesota**

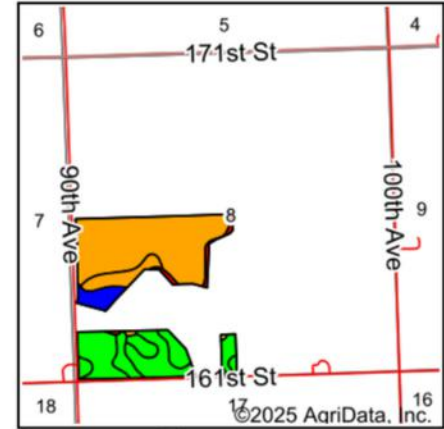
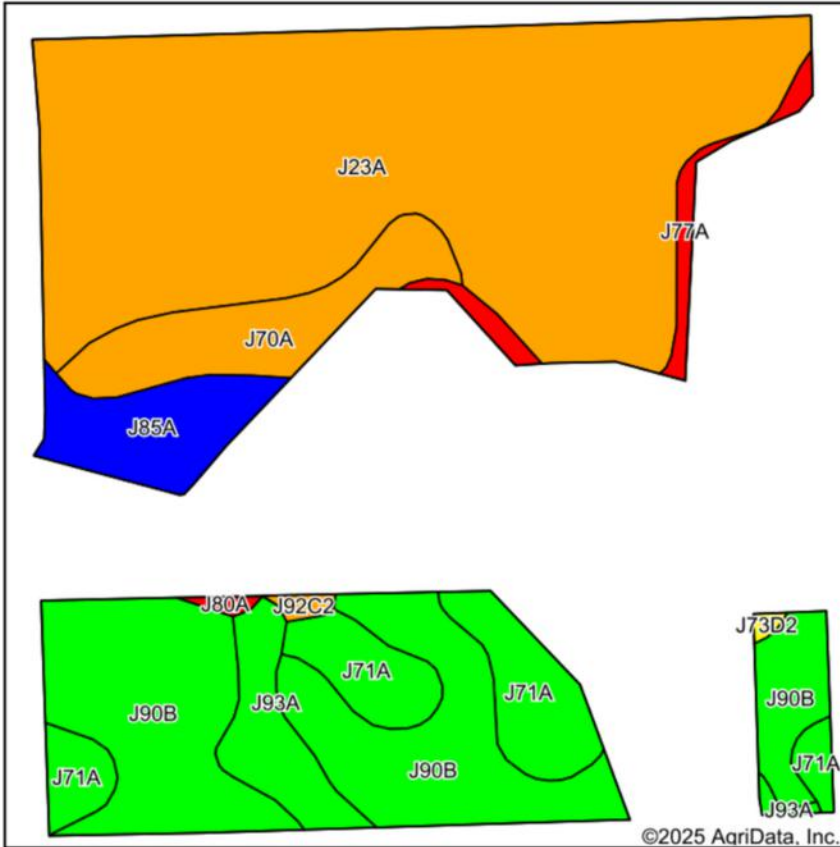


6/3/2025

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



State: **Minnesota**  
 County: **Pipestone**  
 Location: **8-107N-45W**  
 Township: **Grange**  
 Acres: **95.17**  
 Date: **6/3/2025**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MN117, Soil Area Version: 24

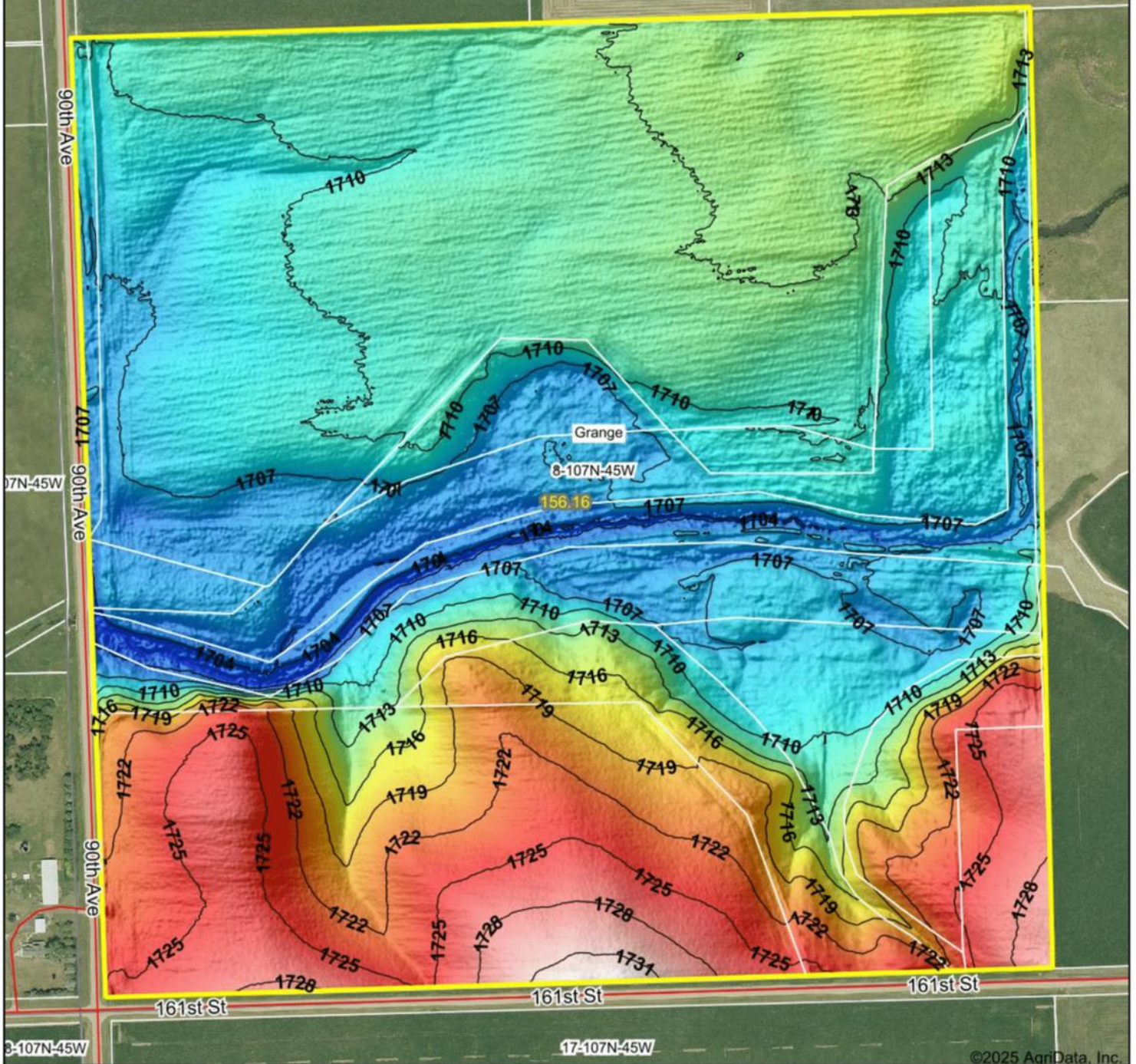
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J23A	Lamoure silty clay loam, 0 to 2 percent slopes, occasionally flooded	48.08	50.5%		IIw	78
J90B	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	21.79	22.9%		Ile	93
J71A	Brookings silty clay loam, 0 to 2 percent slopes	8.46	8.9%		Iw	98
J70A	Brandt silty clay loam, 0 to 2 percent slopes	6.09	6.4%		Is	80
J85A	Trosky silty clay loam, 0 to 2 percent slopes	4.66	4.9%		IIw	83
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	3.53	3.7%		IIw	92
J77A	Lamoure silty clay loam, 0 to 2 percent slopes, frequently flooded	1.83	1.9%		Vw	20
J92C2	Buse-Vienna complex, 6 to 12 percent slopes, moderately eroded	0.33	0.3%		IIle	76
J80A	Lamoure-La Prairie complex, channeled, 0 to 2 percent slopes, frequently flooded	0.24	0.3%		Vw	20
J73D2	Buse clay loam, 12 to 18 percent slopes, moderately eroded	0.16	0.2%		IVe	63
Weighted Average					1.92	82.8

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Topography Hillshade

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Source: USGS 1 meter dem

Interval(ft): 3

Min: 1,701.2

Max: 1,732.5

Range: 31.3

Average: 1,713.4

Standard Deviation: 6.69 ft



9/15/2025

**8-107N-45W**  
**Pipestone County**  
**Minnesota**

Boundary Center: 44° 5' 5.04, -96° 16' 47.27

Maps Provided By:



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**PIPESTONE COUNTY, MINNESOTA**



LIC: #40861747

SCAN TO SEE  
MY LISTINGS



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