

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

PIPESTONE COUNTY MINNESOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER TILLABLE INVESTMENT OPPORTUNITY IN MINNESOTA'S PIPESTONE COUNTY

Conveniently located in the heart of Minnesota's southwestern corner, Pipestone County is widely regarded as some of the finest and most fertile farmland in America. These 160 acres feature a CPI of 73.2 and are known to produce profitable yields year over year. The property could offer a picturesque prairie build site, and it is a consistent money maker. An on-site well feeding a 7-section and a recently updated electric, Valley-powered center-pivot irrigation system easily defeats occasional dry conditions to ensure consistent soybean and corn production. The square 160 is easily accessible from two road fronts, making it a snap to deliver implements for planting and harvest.

With true potential and attractive ROI, an existing renter is open to new contracts, or if the investing farmer is looking to add to a portfolio, this property would make a fine addition to an existing farm. As is the case with most irrigated fields, the corners could make for a productive CRP contract to complement the income-generating row crop. The investment potential is real, and the dirt is priced to move.

Located 6.3 miles northwest of Pipestone, Minnesota, 48 miles northeast of Sioux Falls, 93 miles southeast of Watertown, South Dakota, and nearly 200 miles southwest of Minneapolis.



PROPERTY FEATURES

COUNTY: **PIPESTONE** | STATE: **MINNESOTA** | ACRES: **160**

- 160 tillable acres
- Multiple roadside access points on two roads
- Potential build sites
- On-site well
- On-site power
- Recently updated center-pivot irrigation system
- Farm expansion opportunity
- Consistent year-over-year corn and bean yields
- 73.2 average CPI
- No fences
- CRP implementation opportunity
- Competitive per-acre rent



160 TILLABLE ACRES

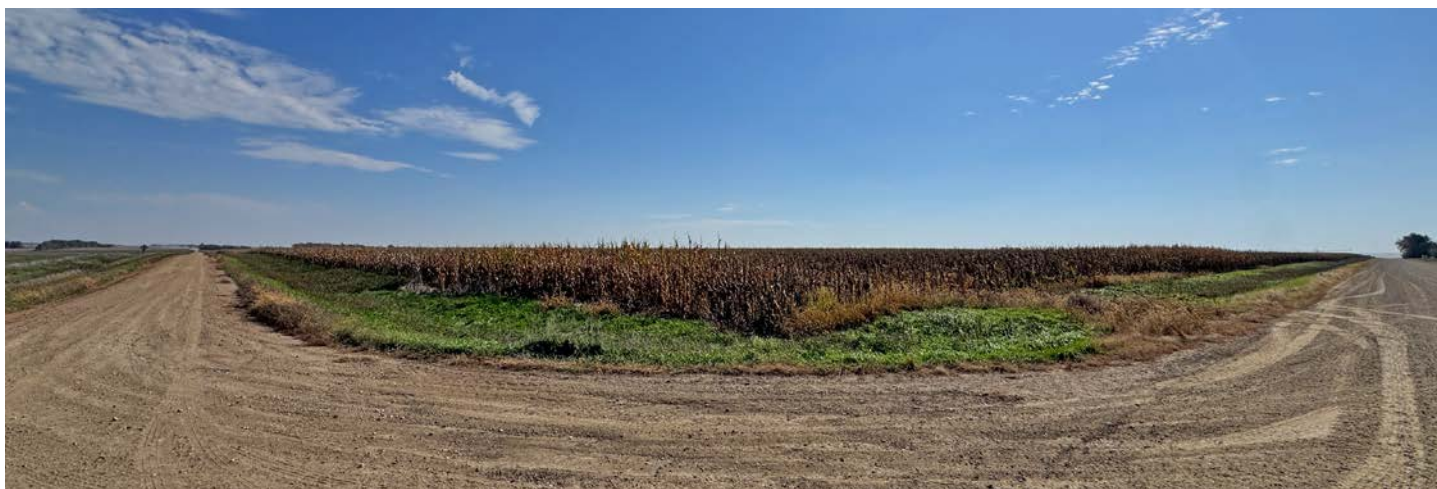
These 160 acres feature a CPI of 73.2 and are known to produce profitable yields year over year.



POTENTIAL BUILD SITES



MULTIPLE ROADSIDE ACCESS POINTS



ON-SITE POWER AND WELL

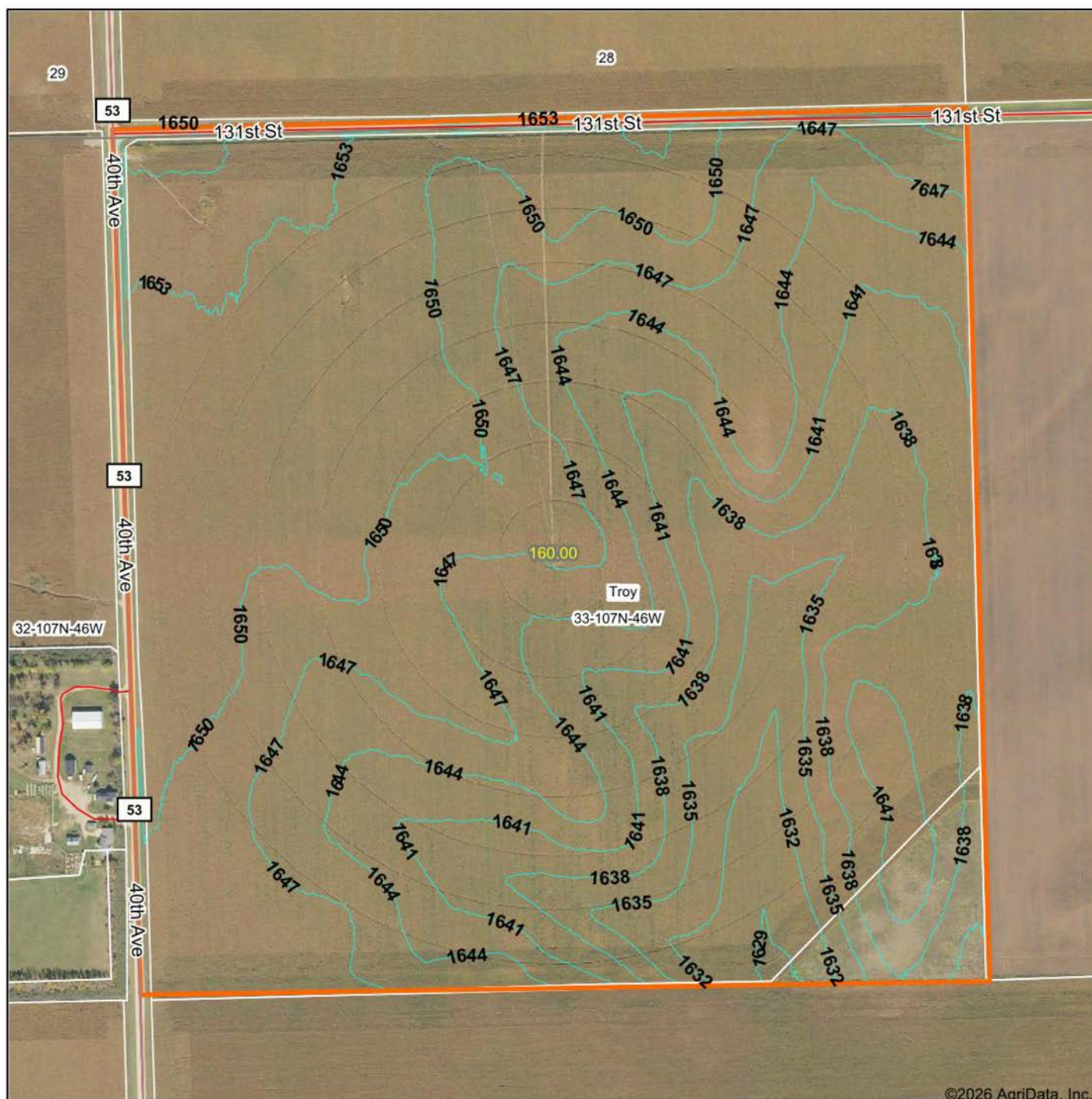
An on-site well feeding a 7-section and a recently updated electric, Valley-powered center-pivot irrigation system easily defeats occasional dry conditions to ensure consistent soybean and corn production.



AERIAL MAP



TOPOGRAPHY MAP



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CUSTOMIZED ONLINE MAPPING

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

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 1,627.1

Max: 1,655.8

Range: 28.7

Average: 1,644.9

Standard Deviation: 6.1 ft

0ft 479ft 957ft

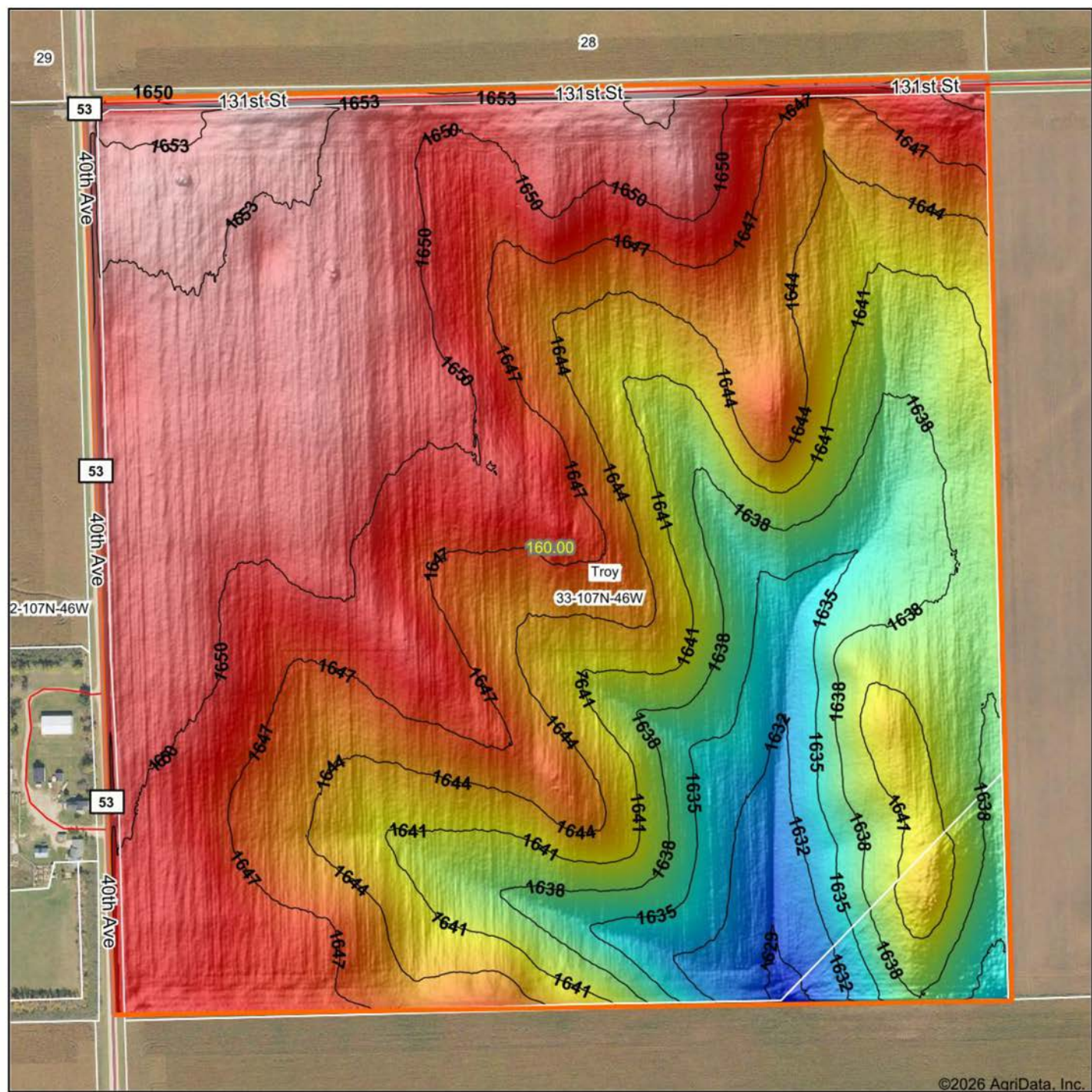


10/6/2026

33-107N-46W
Pipestone County
Minnesota

Boundary Center: 44° 2' 3.37, -96° 22' 58.32

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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

Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,627.1
Max: 1,655.8
Range: 28.7
Average: 1,644.9
Standard Deviation: 6.1 ft

0ft 448ft 897ft

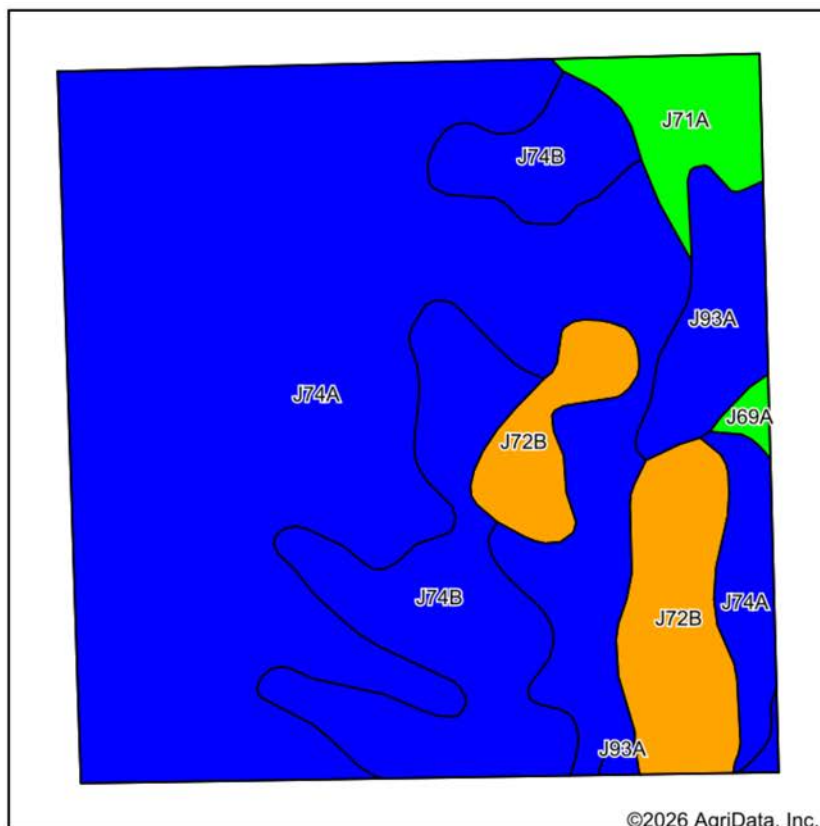


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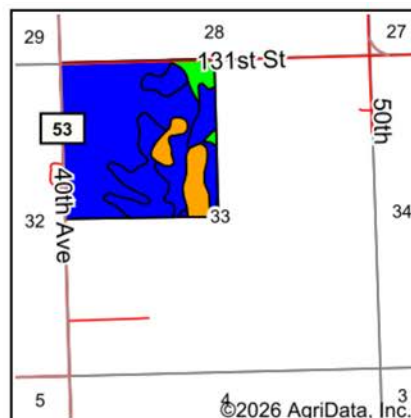
33-107N-46W
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Boundary Center: 44° 2' 3.37, -96° 22' 58.32

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Pipestone**
 Location: **33-107N-46W**
 Township: **Troy**
 Acres: **160**
 Date: **10/6/2026**



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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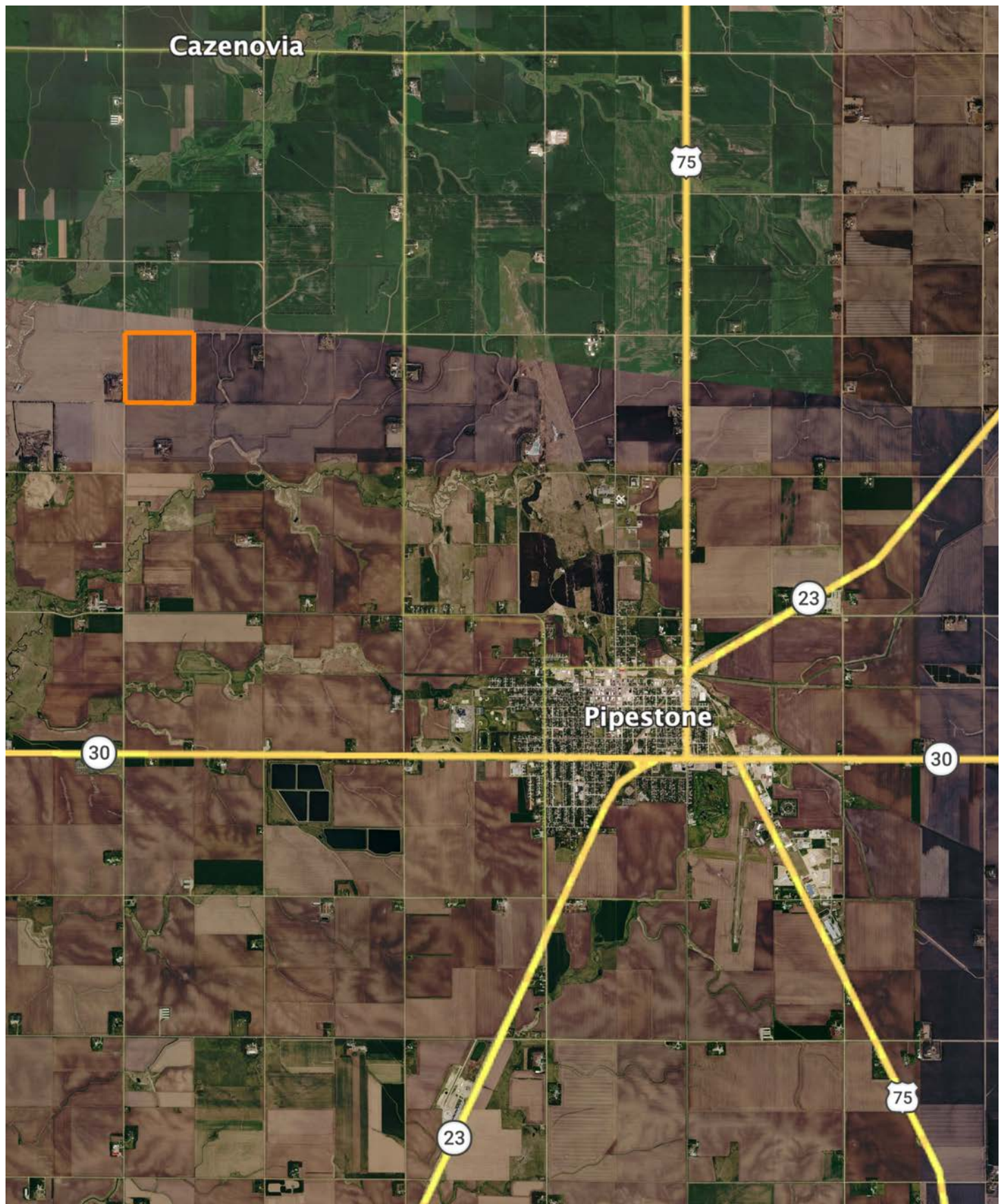
Area Symbol: MN117, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
J74A	Estelline silt loam, coteau, 0 to 2 percent slopes	103.39	64.5%		IIs	75	60	56	59
J74B	Estelline silt loam, coteau, 2 to 6 percent slopes	26.12	16.3%		IIe	70	59	55	56
J72B	Renshaw-Sandberg complex, 2 to 6 percent slopes	15.63	9.8%		IIIe	48	42	37	24
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	7.80	4.9%		IIw	92	70	59	69
J71A	Brookings silty clay loam, 0 to 2 percent slopes	6.32	4.0%		Iw	98	77	62	77
J69A	Athelwold silty clay loam, 0 to 2 percent slopes	0.74	0.5%		Is	80	64	59	62
Weighted Average					2.05	73.3	*n 59.3	*n 54.4	*n 56.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Thomas Allen has spent over four decades pursuing life in the great outdoors, which created a deep appreciation for the land and the opportunities it provides. Born in Wisconsin and raised in Eastern Iowa, he grew up exploring creeks, catching catfish, and learning every detail of the timber that surrounded him. Those early adventures led to a lifelong passion for bass and muskie fishing, and especially hunting spring turkeys and Midwestern whitetails. He has since chased gobblers across 15 states, but what he values most are the memories made in the field with his family.

Now living in Brainerd, Minnesota, Thomas and his wife, Kathryn, have been married since 2003 and share two children, Tommy and Taylor, who are both lethal spring turkey hunters. God, family and the Midwestern outdoors are top priorities for the Allens.

Before joining Midwest Land Group, Thomas built a 20-year career as an outdoor media and communications specialist, having held editor chairs at *The Iowa Sportsman*, *North American Fisherman*, *Bassmaster/B.A.S.S. Times* magazines—and most recently at *In-Fisherman* based out of Brainerd. His work has also appeared in respected publications including *North American Whitetail*, *Game & Fish*, *North American Hunter*, and many more. That experience has provided a unique ability to connect with fellow landowners, hunters, and outdoor enthusiasts who share the same love for the outdoor lifestyle.

Thomas' passion for the Midwestern hardwoods was naturally coupled with a love for land management, strategic food-plot establishment, treestand wizardry, and sharing the boat or shooting house with family and friends, whether behind the gun, bow or lens. It is this passionate expertise that will make for a confident experience buying and selling land through the team at Midwest Land Group. If you're in the market, give Thomas a call.



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