

7.96± ACRES | PIPESTONE CO. MN.

**ONLINE
BIDDING**
AVAILABLE

ACREAGE AUCTION

Tuesday, October 20, 2026 • 11AM



AUCTION LOCATION: On-Site



ADVANTAGE
Land Co.

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snapshot

Auction Date: Tues, October 20, 2026 @ 11am

Auction Location: On-Site

356 121st Street, Pipestone, MN

Online Bidding Starts: Friday, October 16

Total Acres: 7.96±

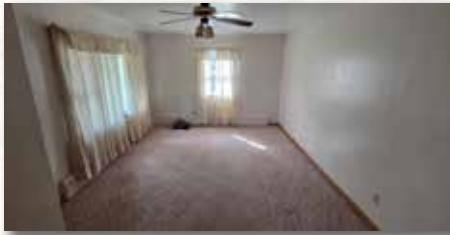
Total Taxes: \$1,378±

Legal: 7.96± acres in the SE1/4 of SEC 32-T107N-R46W, County of Pipestone, State of Minnesota.

- Two Houses for Income Potential.
- Hobby Farm with Multiple Outbuildings.
- Dog Kennels & Well Water.
- Mature Trees & 1± Acre Cropland.
- Excellent Location 5.5 Miles from Pipestone.
- Corridor for Wildlife.

Sioux Valley Energy (Electric): (507) 825-3341
or (800) 234-1960, 2024 1 Mo Average: \$120.00.

Palisades Oil Co. & Propane (Propane): (605) 594-3465
2024 1 Mo Average: \$304.17.



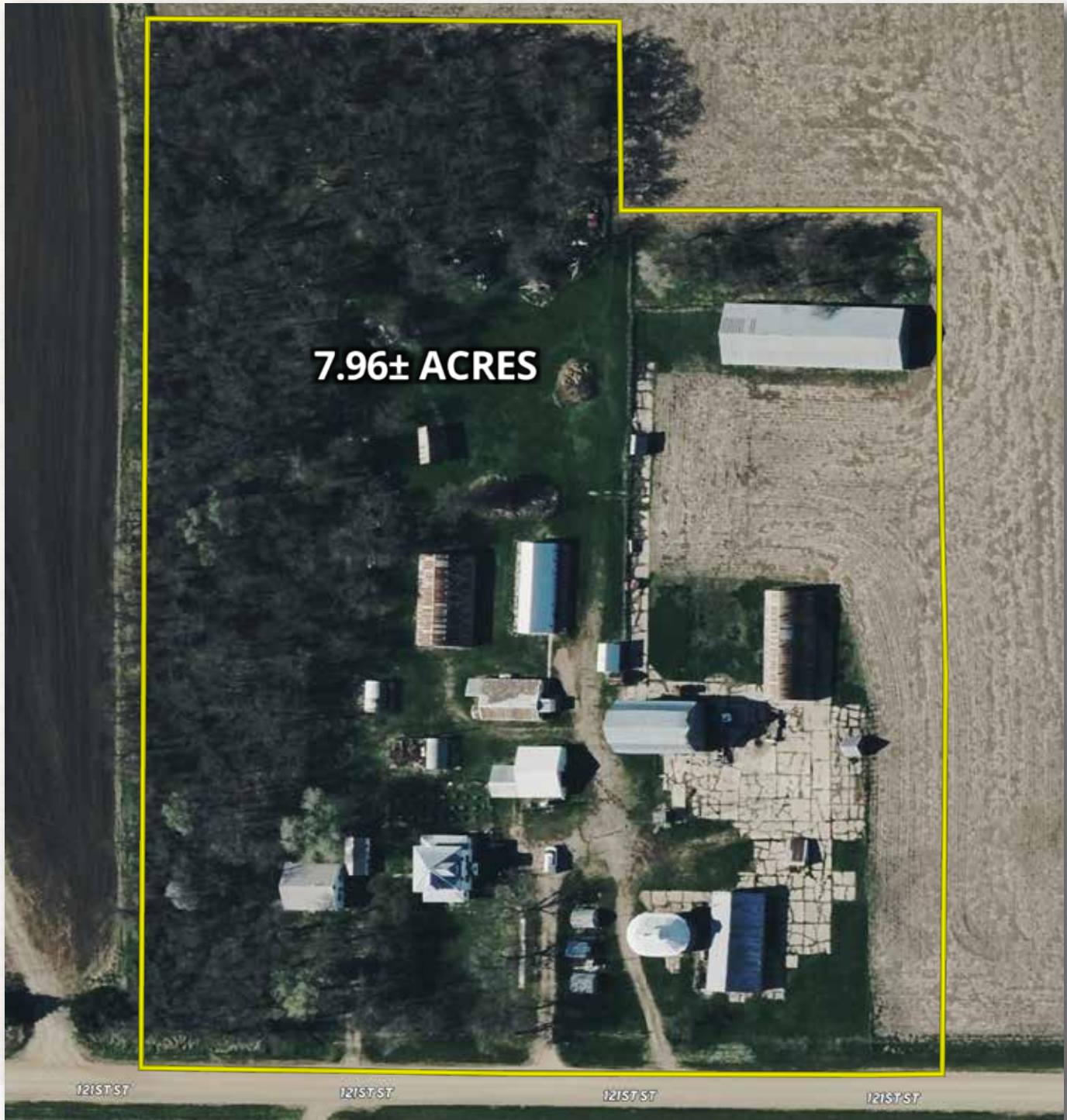
broker notes

Offering exceptional versatility and country charm just minutes from Pipestone, this 7.96± acre acreage combines two residences, an impressive collection of outbuildings, and room for a variety of uses. Conveniently located with easy access off 121st Street, the property also includes approximately .85± acres of cropland featuring Class II soils and an overall Productivity Index of 75%. The property offers two separate homes, providing a unique opportunity for multigenerational living, rental income, guest accommodations, or additional housing. The primary residence is a 1,176 sq. ft. home built in 1917 with 3 bedrooms/1.5 bath, while the second residence is a 916 sq. ft. home built in 1955 with 2 bedrooms/1 bath. Both homes feature metal roofs, updated windows, well water and they are each fueled by propane (tanks owned and will stay with the property). Adding functionality to the acreage is an extensive lineup of outbuildings well suited for livestock, storage, and equipment. Improvements include a spacious 40' x 120' shed open to the south, two quonsets, 20' x 60' shed with multiple kennels, 32' x 60' shed, classic barn, and several additional outbuildings. With two homes, substantial building space, productive soils, and a convenient location near Pipestone, this acreage offers the space and flexibility to make it your own. Whether you're looking for a multigenerational property, income potential, a livestock setup, or simply more room to live and work in the country, this property delivers a rare combination of opportunity and functionality.



location

Directions from Pipestone, MN: Head West from the McDonald's corner on MN-30 for about 4 miles, then turn North onto 40th Avenue. Continue for 2 miles and turn left onto 121st Street. Continue West on 121st St. for about 0.5 mile. The property will be on the North side of the road.







terms

Closing to take place on or before November 24, 2026. Possession of the homes and all out buildings to be given at closing and the agricultural tenant has until March 1, 2027, to remove the current mature crop. The .85-acre agricultural land is subject to the lease that expires March 1, 2027. Full possession of agricultural land to be given on March 2, 2027. Propane and propane tanks will transfer to the buyer at closing. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% will be due at the conclusion of the sale. If the buyer is not immediately available at the conclusion of the auction, the purchase agreement and non-refundable earnest money deposit must be completed within 24 hours from the close of the auction. The balance will be due at closing. Merchantable title will be conveyed, and title insurance cost will be divided 50/50 between the buyer and seller. Closing costs are to be split 50/50 between the buyer and seller. The 2026 RE Taxes due and payable in 2026 will be paid by the seller. 2027 RE taxes due and payable in 2027 and all future RE taxes will be paid by the buyer. The seller does not warranty or guarantee that existing fences lie on the true boundary, and any new fencing will be the responsibility of the purchaser pursuant to MN statutes. No warranty is made or implied for the property boundaries, mineral rights owned, or water supply. Any mineral rights currently owned by the seller will pass to the buyer, however, the seller does not warranty or guarantee any. FSA yields, bases, payments, and other information are estimated and not guaranteed, and are subject to County Committee Approval. Information contained herein is deemed to be correct but is not guaranteed. Sold subject to existing easements, restrictions, reservations, or highways of record, if any, as well as any or all Pipestone County Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. A survey will be provided. This is a cash sale. Property is sold "as is". This sale is subject to Seller Confirmation. Announcements made day of sale take precedence over any written materials. Not responsible for accidents.

Owners: Hubner Family Trust





SOUTH DAKOTA & MINNESOTA
LAND BROKERS

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