

9495 MORGAN CNTY RD 6 WIGGINS CO 80654

320 ACRE IRRIGATED FARM

- LOCATION:** From Wiggins where I-76, Hwy 34 and Hwy 52 merge, take Hwy 52 7 miles S to Rd K then ½ mile E to the NW corner of the Property then continue another ½ mile E to Rd 6 and ½ mile S to the home site.
- ACREAGE:** 320 acres except roads per the Morgan County Assessor. The property is composed 240+/- acres under 2 sprinkler irrigated pivots and 56+/- acres dry farm land.
- STRUCTURES:** 1954 945sf stick built ranch home with 2 bath, 3 bedroom and full finished bsmt. 1978 2,880sf metal bldg with cement floor and lighting built for shop or grain storage. 1,000sf open side barn for hay storage and 500sf and 200sf bldgs.
- PRICE:** \$699,000.00 cash at closing. Breakdown on price to be supplied soon.
- WATER:** Irrigation wells #5114-FP, 8774-RFP and 8775-RFP all have final permits. Wells will be tested in the near future. Wells in the area will generally produce more in the spring with a slow reduction to 2/3 in the summer depending upon how steady the wells are pumped. The property includes 2 domestic wells the condition of which is unknown. The water for domestic and stock is currently supplied Quality Water line running along Rd 6. The domestic wells are not registered with the Colorado Division of Water Resources as permitting was not required of domestic and stock wells drilled prior to 1972.
- SPRINKLERS:** The N sprinkler is 1996 Zimmatic in good condition. The S sprinkler is a 1979 Raincat that is currently inoperable and needs replaced.
- FSA BASE:** 60.8 Ac Wheat base, 134.9 Ac Corn base and 21.2 Ac Barley base.
- ELECTRIC:** Electrical is supplied by Morgan REA based in Ft Morgan. Phone service through Bijou Telephone in Byers and propane is provided by several distributors in the area.
- TAXES:** 2008 property tax paid in full for 2008 was \$2,705.08. For more property information go to www.co.morgan.co.us and plug in property reference numbers R013671 for the NE1/4 and R013370 for the SE1/4.
- SCHOOLS:** Wiggins School District 32-J classified as 2A for elementary, Junior High and High School.
- NOTE:** The information contained herein has been obtained from reliable sources but, is not guaranteed by Seller or Broker. The listing broker is Re/max Alliance, Mary Ann Bledsoe. COLandRealty.com is a cooperating broker currently acting as a transaction broker. This offer is subject to error, change, prior sale or withdrawal.