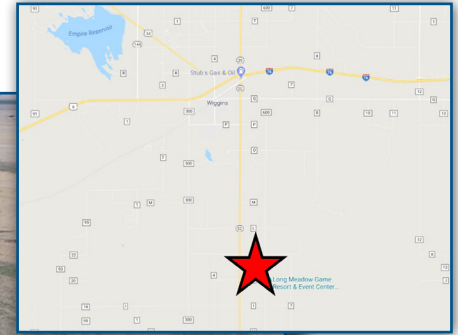




PROPERTY DETAILS

Parcel Size:	150.32 Acres
Zoning:	Agriculture
Proposed Use:	Organic Farm
Water:	6 well permits in place
Mineral Rights:	No mineral rights attached
Structures:	Two new 30'x60' greenhouses; two shipping containers
Equipment: (negotiable)	Two 2019 Kawasaki Mules; two farm trucks

Rico Devlin

Partner/Broker Associate
970-413-1182
rico@lcrealestategroup.com

Rollin Goering

Partner/Residential Brokerage Manager
970-402-6432
rollin@lcrealestategroup.com

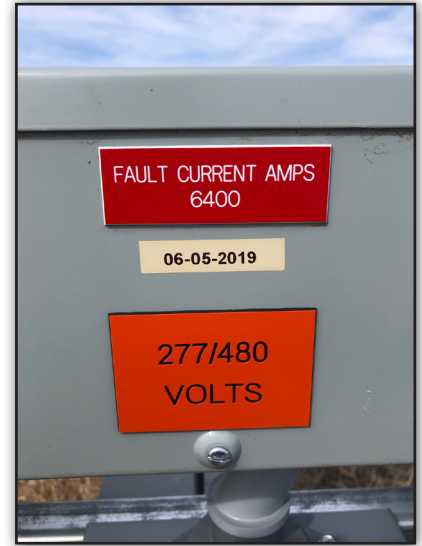
WIGGINS ORGANIC FARM LAND

SALE PRICE: \$750,000 (Including many improvements)

- Turn-key Organic Hemp Farm - 150.3 acres fully fenced with locking gate
- Compost & probiotic amended soil - cover crop prior to Winter 2019
- New seven-tier Zimmatic pivot sprinkler installed in 2019
- 6 well permits - 3 active wells with unlimited usage 200-300 GPM; one needs work and should deliver more capacity; two not producing but could be moved
- Plenty of water to irrigate 60-90 acres under sprinkler pivot or 120 acres of drip irrigation
- Fully automated drip system with 16 zones for controlled flow efficiency
- Approximately 70 acres of drip irrigation installed on the north half in 2019 and extra drip tape to irrigate 50 acres on the south half
- Perfect set-up to rotate crops annually and keep organic certification
- Upgraded electric system with 6400 fault current amps 277/480 volts

IRRIGATED FARM LAND FOR SALE

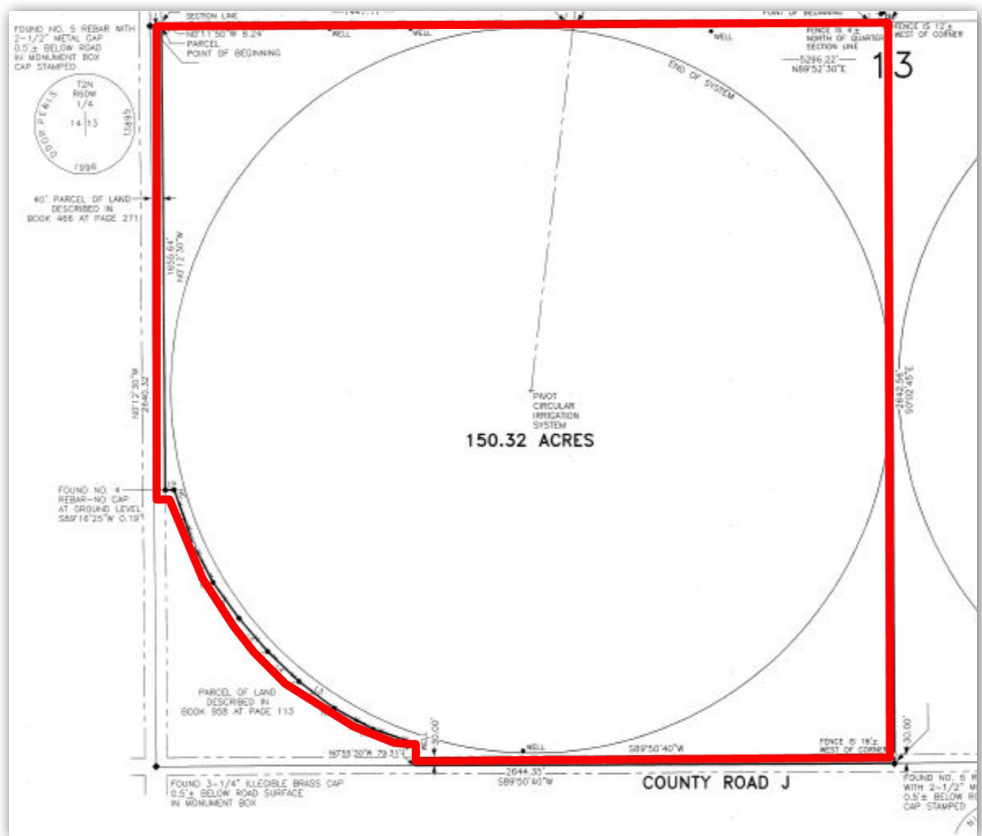
9583 Highway 52, Wiggins, CO



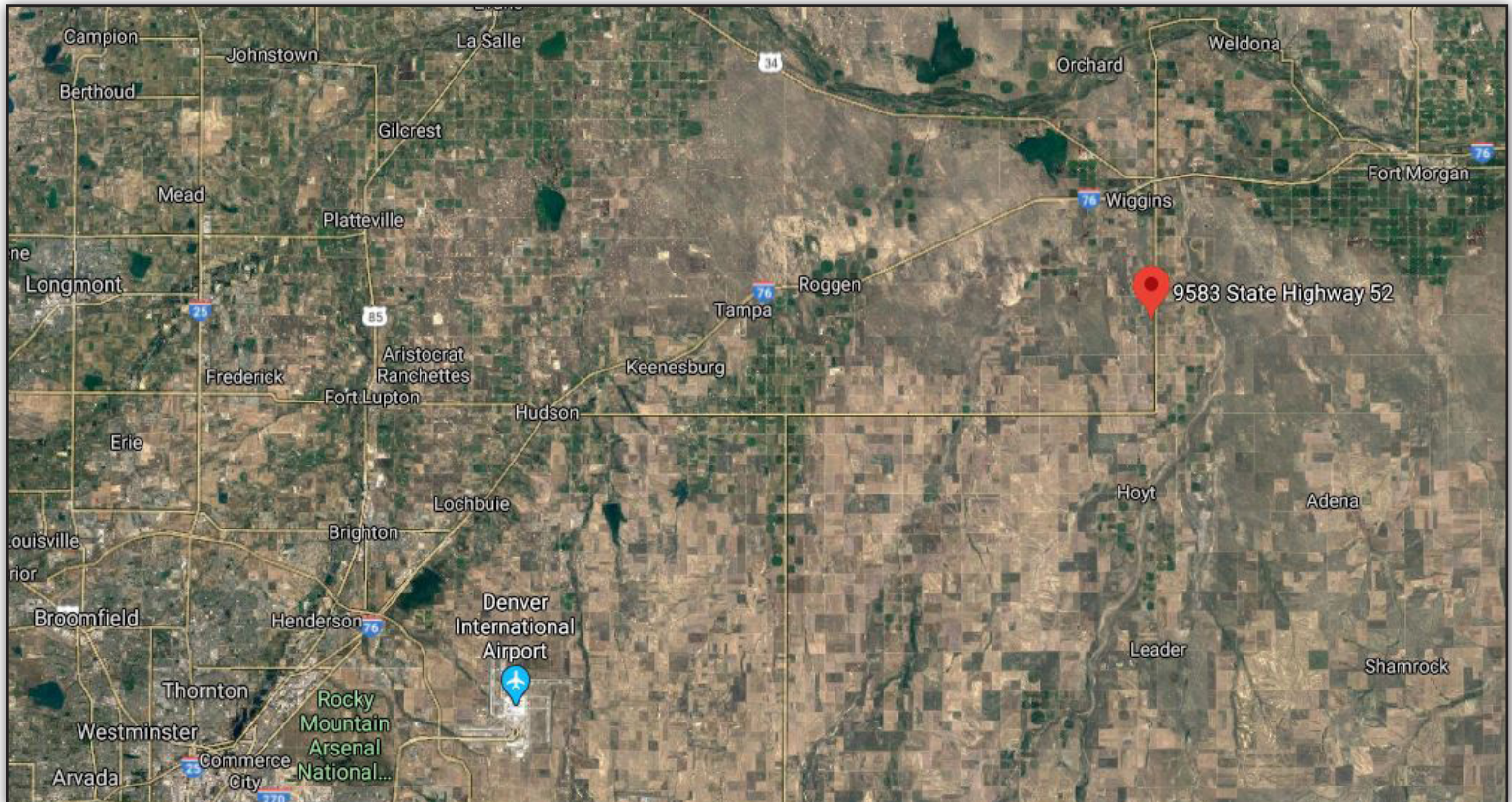
The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 3/20/2020

IRRIGATED FARM LAND FOR SALE

9583 Highway 52, Wiggins, CO



1 hour drive to Greeley and Denver and 25 minutes to Fort Morgan



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