

ACREAGE FOR SALE >

WIGGINS HORSE PROPERTY

6104 Co Rd F, Wiggins, CO 80654

MORGAN COUNTY, CO >> 40± TOTAL ACRES



MLS #906814



Listing #192057

HOME // HORSE BARN // ARENA // SHOP



For More Information, Contact:

Marc Reck, Broker
marcreck@reckagri.com

Ben Gardiner, Broker Associate
bgardiner@reckagri.com

PROPERTY DETAILS

OVERVIEW:	Beautiful 40.73± acre horse property with modern 4 BD/3.5BA modular house featuring open floor plan, high ceilings and massive bedrooms! Finished basement has a large recreation/living area with second laundry room and office space. Newer 13,000+ sq ft horse barn ready to finish to your liking, plus an outdoor roping arena. An expansive, heated shop with office space is perfect for your hobbies or even a home-based business with high speed Internet available! Adjoining irrigated farm also for sale in a separate listing.
LOCATION:	Approximately 11± miles south and 1± mile east of Wiggins, or about 6± miles northeast of Hoyt.
PROPERTY ADDRESS:	6104 County Road F, Wiggins, CO 80654
LEGAL DESCRIPTION:	Parcel in NW1/4 of Section 7, T1N R59W of the 6th PM, Morgan County, Colorado. (Survey available upon request)
ACREAGE:	40.73± Acres
IMPROVEMENTS:	<p>HOUSE: Ranch style home with 2,686± sq ft on main level and full basement with an additional 2,250± finished sq ft; total of 4,936± sq ft living space. Built in 2005, it has 4 large bedrooms and 3.5 baths. High ceilings, open floor plan, and lots of natural light are just some of the many upgrades. Expansive master bedroom with en suite, second en suite in basement. Radiant in-floor heat. Large covered front porch and deck/patio in fenced back yard. Roof replaced in 2020.</p> <p>HORSE BARN: 13,000+ sq ft horse barn (built in 2017) with lean-tos; has the capability of 7+ outdoor runs.</p> <p>ARENA: Outdoor arena with roping boxes and return alley (approx. 140' x 230').</p> <p>SHOP: 7,350± sq ft shop with concrete floor; main portion has insulation and tube heat (gas), lighting and electrical, overhead doors, finished office space with half bath.</p> <p>SITE IMPROVEMENTS: Mature trees, gravel and rock yard/drive, water lines to outbuildings, septic, Morgan Quality Water Tap #2188 (5/8").</p>
R/E TAXES:	2019 real estate taxes: \$6,618 (estimate).
POSSESSION:	Possession upon closing.
MINERAL RIGHTS:	All OWNED mineral rights transfer to Buyer(s).
ASKING PRICE:	\$780,000
TERMS:	Good funds at closing.

NOTICE TO PROSPECTIVE BUYER

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assumes no responsibility for the omissions, corrections, or withdrawals. The location and aerial maps are not intended as a survey and are for general location purposes only. The prospective Buyer(s) should verify all information contained herein. All prospective buyers are urged to fully inspect the property, its condition and to rely on their own conclusions. All equipment and improvements are to be sold AS IS-WHERE IS, without warranty, representation or recourse to Seller. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Transaction Broker.

PHOTOS



Kitchen with large island



Living Room and Kitchen



Dining Room



Basement Bedroom w/ en suite



Basement Laundry & Office



Master Bedroom with Master Bath



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Location Maps:

