**ACREAGE FOR SALE >** 

# BIJOU CREEK RURAL ACREAGE

6501 Co Rd C, Wiggins, CO 80654

MORGAN COUNTY, CO >> 18.67± TOTAL ACRES











CUSTOM BRICK HOME // RURAL ACREAGE // PRIVATE SETTING









For More Information, Contact:

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### PROPERTY DETAILS

OVERVIEW:	Beautiful, custom brick ranch style home located approximately 15± miles SE of Wiggins, CO. Nestled in a private setting overlooking Bijou Creek, yet easily accessible from the Front Range, I-76 and DIA via Highway 52. An open floor plan, vaulted ceilings, finished walk-out basement with private hot tub room are just a few of the many upgrades. This 4BD/3BA home will not disappoint! Attached 2-car garage plus an additional heated detached garage provide plenty of storage. High speed Internet service available.  Adjacent irrigated farm available in separate listing, see:  PALMER LAND & CATTLE (SOUTH) listing
LOCATION:	Approximately 15± miles southeast of Wiggins, or about 4.5± miles northeast of Hoyt.
PROPERTY ADDRESS:	6501 County Road C, Wiggins, CO 80654
LEGAL DESCRIPTION:	Parcel described in B1229, P346 in the NE1/4 of Section 19, T1N R59W of the 6th PM, Morgan County, Colorado (survey available upon request).
ACREAGE:	18.67± Acres
IMPROVEMENTS:	HOME: Ranch style brick home with 2,115± sq ft on main level and full walk-out basement adding an additional 1,777± sq ft finished living space; total of 3,892± sq ft finished. Built in 2001, it features an open concept floor plan with high vaulted ceilings and plenty of natural light. 4 large bedrooms including a master en suite. Radiant in-floor heat throughout and central A/C. Large covered front porch, rear deck, and covered patio with hot tub. Attached garage includes 756 sq ft. Watch the sun set from the deck overlooking Bijou Creek!  DETACHED GARAGE: Detached garage with concrete floor, in-floor heat (approx. 1,120 sq. ft.), and half-bath.  SITE IMPROVEMENTS: Private drive, landscaping, septic, Morgan Quality Water Tap #824 (5/8") and well.
R/E TAXES:	2019 real estate taxes: \$2,378.44
POSSESSION:	Upon closing.
MINERAL RIGHTS:	All OWNED mineral rights transferred to Buyer(s).
ASKING PRICE:	\$650,000
TERMS:	Good funds at closing.

#### NOTICE TO PROSPECTIVE BUYER

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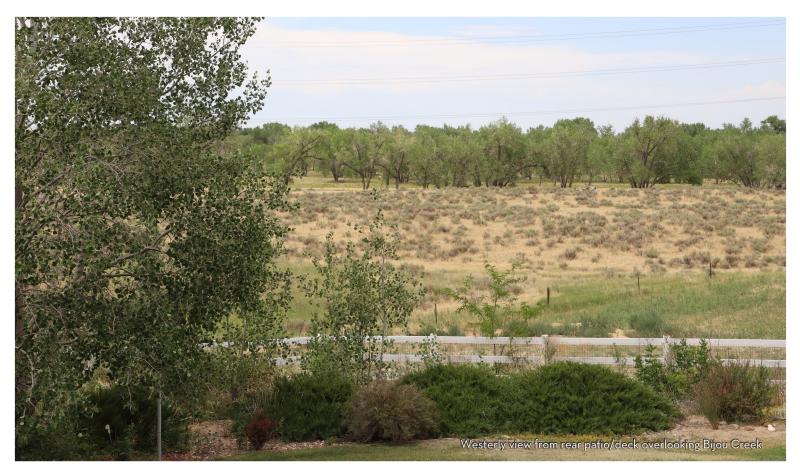
## PHOTOS











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### Location Maps:

