

ACREAGE FOR SALE >

# BIJOU CREEK RURAL ACREAGE

6501 Co Rd C, Wiggins, CO 80654

MORGAN COUNTY, CO >> 18.67± TOTAL ACRES



MLS #906849



Listing #192058

**CUSTOM BRICK HOME // RURAL ACREAGE // PRIVATE SETTING**



**For More Information, Contact:**

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# PROPERTY DETAILS

<b>OVERVIEW:</b>	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: <u><a href="#">PALMER LAND &amp; CATTLE (SOUTH)</a></u> listing
<b>LOCATION:</b>	Approximately 15± miles southeast of Wiggins, or about 4.5± miles northeast of Hoyt.
<b>PROPERTY ADDRESS:</b>	6501 County Road C, Wiggins, CO 80654
<b>LEGAL DESCRIPTION:</b>	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).
<b>ACREAGE:</b>	18.67± Acres
<b>IMPROVEMENTS:</b>	<p><b>HOME:</b> 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!</p> <p><b>DETACHED GARAGE:</b> Detached garage with concrete floor, in-floor heat (approx. 1,120 sq. ft.), and half-bath.</p> <p><b>SITE IMPROVEMENTS:</b> Private drive, landscaping, septic, Morgan Quality Water Tap #824 (5/8") and well.</p>
<b>R/E TAXES:</b>	2019 real estate taxes: \$2,378.44
<b>POSSESSION:</b>	Upon closing.
<b>MINERAL RIGHTS:</b>	All OWNED mineral rights transferred to Buyer(s).
<b>ASKING PRICE:</b>	\$650,000
<b>TERMS:</b>	Good funds at closing.

## NOTICE TO PROSPECTIVE BUYER

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# PHOTOS



Kitchen with large island and breakfast area



Main level family room with patio doors



Main level office



Master bedroom



Master bathroom



Lower level living room with pellet stove





Westerly view from rear patio/deck overlooking Bijou Creek

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**Location Maps:**

