

LAND FOR SALE >

PALMER LAND & CATTLE (NORTH)

MORGAN COUNTY, CO >> 485.9± TOTAL ACRES



Listing #192054

PIVOT IRRIGATED // DRYLAND // GRAIN STORAGE // HUNTING



For More Information, Contact:

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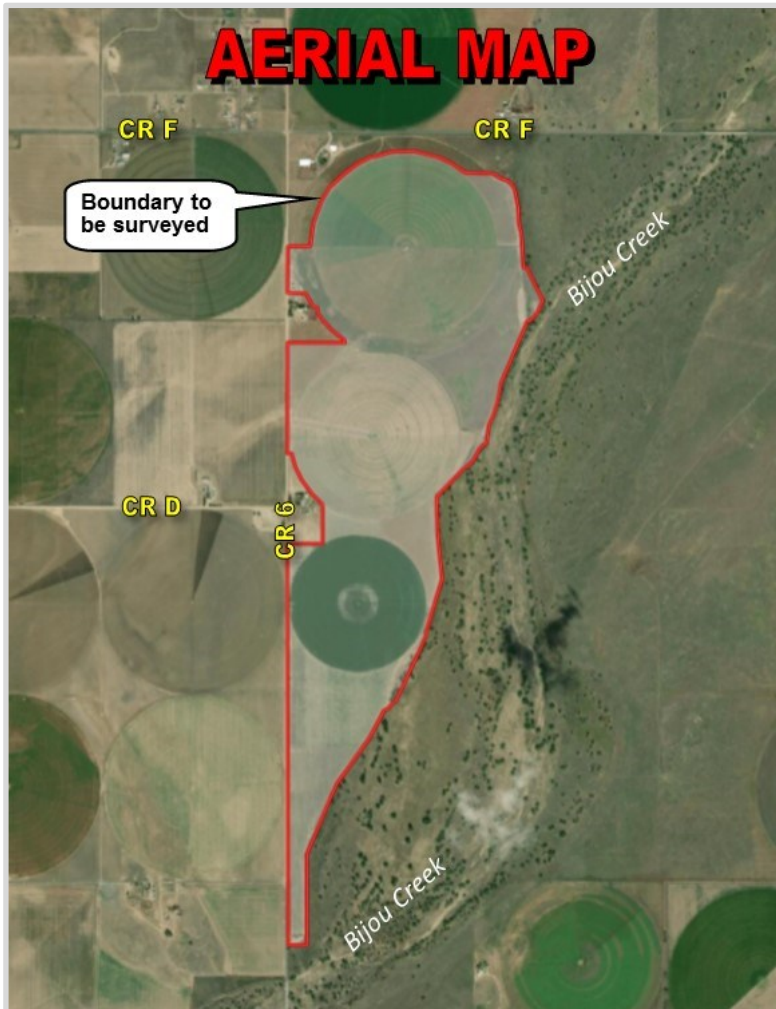
PROPERTY INFORMATION

OVERVIEW:	Productive pivot irrigated farm south of Wiggins in Morgan County, CO along Bijou Creek.	
LEGAL DESCRIPTION:	W1/2; Parcel in W1/2E1/22, except B1142 P686 & B1176 P897 in Section 7 T1N R59W; W1/2, except B1097 P128 & B1142 P686 in Section 18 T1N R59W; Lot 1 in NW1/4, except B1142 P686 in Section 19 T1N R59W of the 6th PM, Morgan County, Colorado.	
LOCATION:	Property is located approximately 11± miles south and 1± mile east of Wiggins, or about 4.5± miles northeast of Hoyt.	
ACREAGES:	Pivot Irrigated	293.5± Acres
	Dryland/Grass/Roads	<u>192.4±</u> Acres
	Total	485.9± Acres
LAND TENURE:	Pivot irrigated cropland with dryland/grass corners.	
IMPROVEMENTS:	Two steel grain bins with aeration (approx. 30,000 bu total).	
FSA INFORMATION:	208.2 ac corn base w/ 171 bu PLC yield; 92.3 ac wheat base w/ 62 bu PLC yield; 43.5 ac sun-flower base w/ 2,136# PLC yield.	
R/E TAXES:	2019 taxes due in 2020: \$6,050 (estimate)	
WATER & IRRIGATION EQUIPMENT:	Irrigation Well Permits – #1661-RFP-R; #1659-FP; #2723-FP; #5885-FP; #8963-FP; #1658-RFP Pivots – 3 late model Zimmatics (8T, 7T & 6T); all pumps/motors, etc. Domestic/Stock Well Permits #31374 & #127863	
MINERAL RIGHTS:	All OWNED mineral rights transferred to Buyer(s).	
GROWING CROPS:	120.0± acres grass mix (north pivot); 173.5± acres alfalfa (south pivots); corner acreage is non-irrigated grass or fallowed.	
POSSESSION:	Possession available for 2020 crop year; otherwise negotiable depending on time of year property sells.	
ASKING PRICE:	\$1,720,000	
TERMS:	Good funds at closing.	

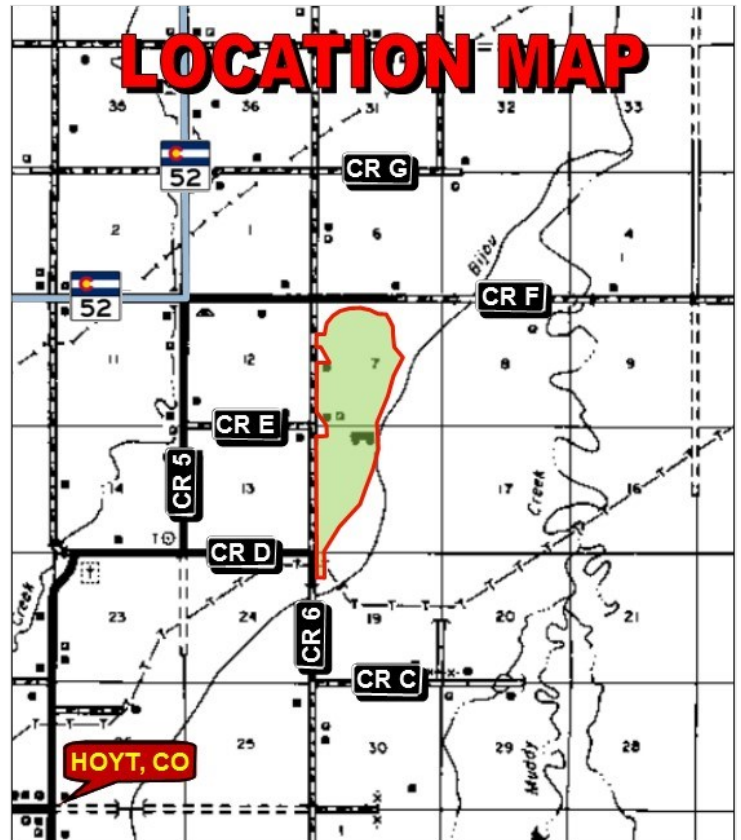


MAPS + PHOTOS

AERIAL MAP



LOCATION MAP



NOTICE TO PROSPECTIVE BUYER

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