

LAND FOR SALE >

# PALMER LAND & CATTLE (SOUTH)

MORGAN COUNTY, CO >> 454.9± TOTAL ACRES (2 Parcels)



Listing #192055

**PIVOT IRRIGATED // DRYLAND // IMPROVEMENTS // HUNTING**



**For More Information, Contact:**

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# PROPERTY INFORMATION

**OVERVIEW:** Productive pivot irrigated land and improvements in southwestern Morgan County, CO offered in two parcels. Quiet setting adjacent to Bijou Creek with natural migration of trophy deer flowing through it which allows for prime hunting or viewing.

**LOCATION:** Properties are located approximately 15± miles south of Wiggins, or about 3.5± miles northeast of Hoyt.

**PHYSICAL ADDRESS:** Parcel #1: 6692 County Road C, Wiggins, CO 80654  
Parcel #2: 6785 County Road C, Wiggins, CO 80654

**LEGAL DESCRIPTION:** Parcel #1: NE1/4 Section 30, less tract in T1N R59W, Morgan County, CO.  
Parcel #2: E1/2 Section 19, less 18.67 acre tract in T1N R59W Morgan County, CO.

ACREAGES:	Parcel #1	Parcel #2	Total
Pivot Irrigated	120.0±	203.0±	323.0±
Dryland/Grass	29.5±	82.5±	112.0±
Site/Roads	4.1±	15.8±	19.9±
Total	153.6±	301.3±	454.9±

**LAND TENURE:** Pivot irrigated cropland with dryland/grass corners and improvement site.

**IMPROVEMENTS:** Parcel #1: 2,304 sq ft utility shed.  
Parcel #2: 1,656 sq ft 3 bed/1 bath house; 3,150 sq ft equipment shed w/partial concrete floor; 3,400 sq ft shop with full concrete floor, steel grain bin w/aeration, and several misc. outbuildings.

**FSA INFORMATION:** Parcel #1: 81.35 ac corn base w/ 174 bu PLC yield; 28.00 ac wheat base w/ 56 bu PLC yield; 6.34 ac soybean base w/ 25 bu PLC yield.  
Parcel #2: 151.48 ac corn base w/ 174 bu PLC yield; 52.13 ac wheat base w/ 56 bu PLC yield; 11.80 ac soybean base w/ 25 bu PLC yield.

**R/E TAXES:** 2019 Taxes due in 2020: Parcel #1: \$2,139.16; Parcel #2: \$5,700.16

**WATER & IRRIGATION EQUIPMENT:** Parcel #1: Well Permits #7190-RFP & #2430-FP-R & Valley (7T) pivot nozzled @ 427 GPM.  
Parcel #2: Well Permits #3674-FP, #2246-FP-R, #10808-RFP, #10807 RFP-R & 2 Zimmatic pivots (7T & 8T) nozzled @ 400 GPM and 550 GPM, respectively; Morgan County Quality Water Tap #837 serves the improvement site.

**MINERAL RIGHTS:** All OWNED mineral rights transfer to Buyer(s).

**GROWING CROPS:** Parcel #1: 60.0± acres alfalfa (2018) and 60.0± acres fallowed; corner acreage is fallowed.  
Parcel #2: 93.0± acres grass mix (north pivot); 60.0± acres alfalfa and 50.0± acres millet stubble (south pivot); corner acreage is non-irrigated grass.  
Landlord's share is negotiable depending on time of year property sells.

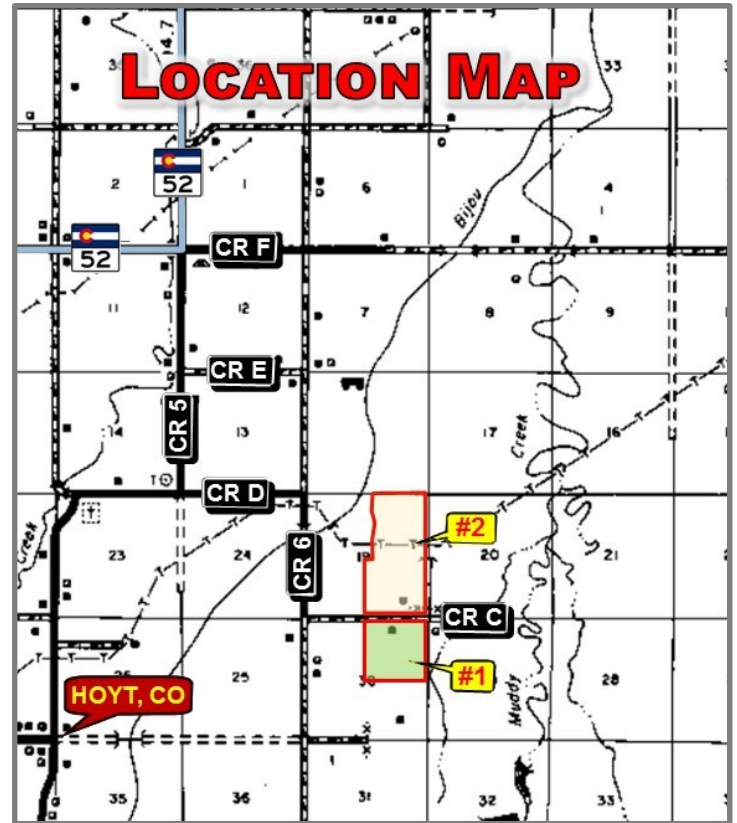
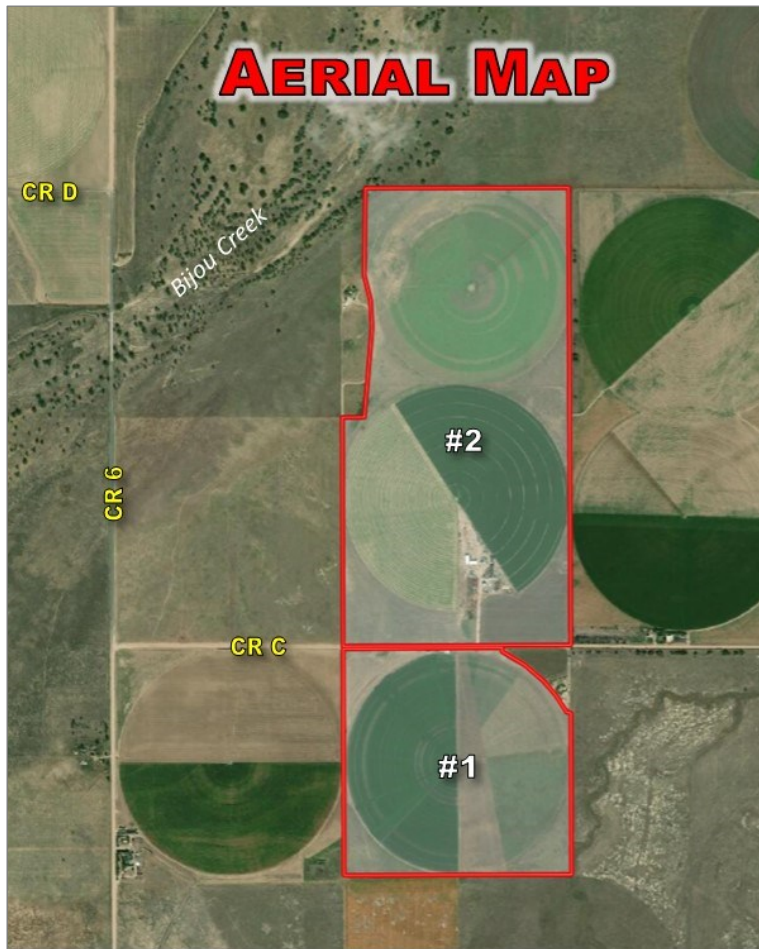
**POSSESSION:** Possession available for 2020 crop year; otherwise negotiable depending on time of year property sells.  
Possession of improvements upon closing.

**ASKING PRICE:** Parcel #1: \$625,000; Parcel #2: \$1,425,000; Total: \$2,050,000





# MAPS + PHOTOS



## NOTICE TO PROSPECTIVE BUYER

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