

9495 MORGAN CNTY RD 6 WIGGINS CO 80654

320 ACRE IRRIGATED FARM

- LOCATION: From Wiggins where I-76, Hwy 34 and Hwy 52 merge, take Hwy 52 7 miles S to Rd K then ½ mile E to the NW corner of the Property then continue another ½ mile E to Rd 6 and ½ mile S to the home site.
- LEGAL: The E1/2 of Section 13, Township 2 North, Range 61 West of the 6th P.M. Morgan Cnty
- ACREAGE: 320 acres except roads per the Morgan County Assessor. The property is composed 240+/- acres under 2 sprinkler irrigated pivots and 56.7+/- acres dry farm land and a 10+/- acre home site.
- PRICE: \$595,000.00 cash at closing.
- STRUCTURES: 1954 945sf stick built ranch home with 2 bath, 3 bedroom and full finished bsmt, new vinyl siding 2008, double pain windows installed 2005 and shingled in 2003, forced air furnace and new air duct installed 2004 and A/C added in 2006.
- 1978 2,880sf metal bldg with cement floor and lighting built for shop or grain storage.
- 1,000sf open side barn for hay storage and 500sf and 200sf bldgs.
- WATER: Irrigation wells #5114-FP, 8774-RFP and 8775-RFP all have final permits issued in 2007. Wells in the area will generally produce more in the spring with a slow reduction to 2/3 production in the summer depending upon how steady the wells are pumped. The property includes 2 domestic wells the condition of which are unknown. The water for domestic and stock is currently supplied by Quality Water District supplied by a line running along Rd 6. The domestic wells are not registered with the Colorado Division of Water Resources as permitting was not required of domestic and stock wells drilled prior to 1972.
- SPRINKLERS: The North sprinkler is 1996 Zimmatic with Lepa Nozzles and is need of an undersling. The South sprinkler is a 1979 Raincat that is currently inoperable due to a faulty tracking and motor system. The pipe is in good shape and some tires need replaced.
- FSA BASE: 60.8 Ac Wheat base, 134.9 Ac Corn base and 21.2 Ac Barley base.
- ELECTRIC: Electrical is supplied by Morgan REA based in Ft Morgan. Phone service through Bijou Telephone in Byers and propane is provided by several distributors in the area.
- MINERALS: Owner believes to own % of the minerals. Seller has been offered \$354 per acre for a 3 lease option to drill for oil and gas.
- TAXES: 2011 property taxes are \$3,017.16. For more property information go to www.co.morgan.co.us and plug in property reference numbers R013671 for the NE1/4 and R013370 for the SE1/4.
- SCHOOLS: Wiggins School District 32-J classified as 2A for elementary, Junior High and High School.
- NOTE: The information contained herein has been obtained from reliable sources but, is not guaranteed by Seller or Broker. COlandRealty.com is representing both Buyer and