

SOUTHWEST MORGAN COUNTY PIVOT IRRIGATED

MORGAN COUNTY, COLORADO

NEW LISTING



MORGAN COUNTY, CO

312±
TOTAL ACRES



Two pivot irrigated parcels near Wiggins offered together or separately.

For More Information:

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Office

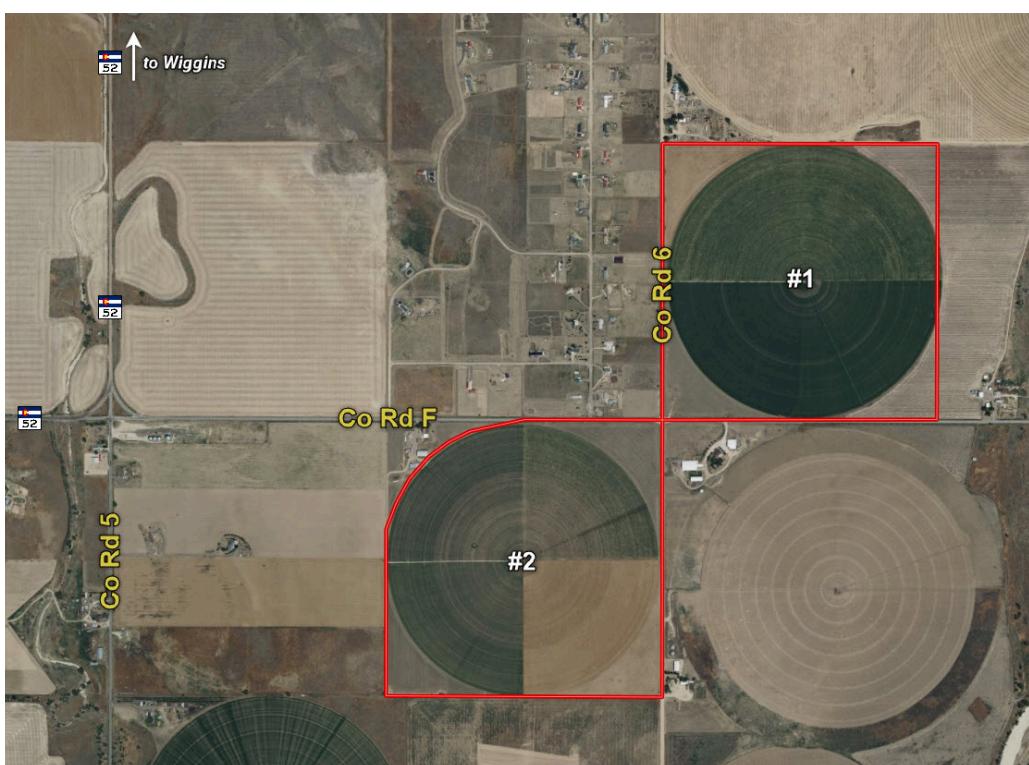
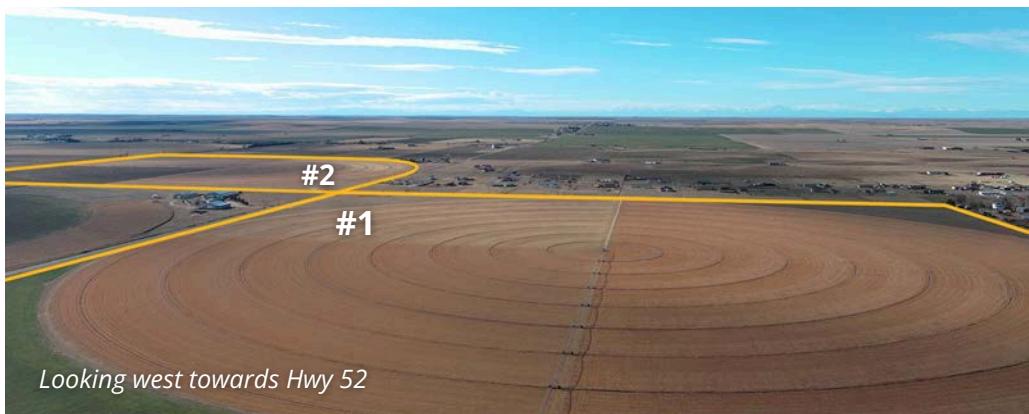
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reckagri.com

Property Location + Overview



OVERVIEW

Opportunity to acquire irrigated farmland in SW Morgan County, CO, offered as two parcels that may be purchased together or separately. The property is located approximately $11.8\pm$ miles south of Wiggins on State Highway 52, then 1 mile east on County Road F. Currently planted to alfalfa and grass mixture. Conveniently located $32\pm$ miles east of Hudson/I-76.

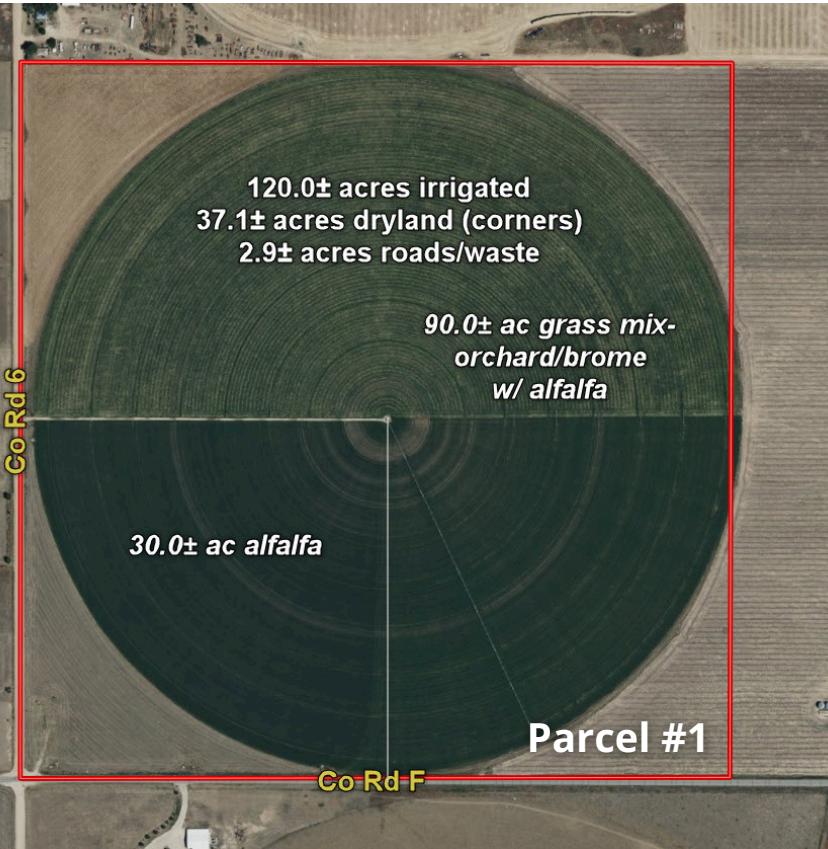
QUICK FACTS

- **$312.0\pm$ acres total**
- $240.0\pm$ acres pivot irrigated
- $64.7\pm$ acres dryland; $7.3\pm$ acres roads/waste
- Morgan County, CO
- Located $11.8\pm$ miles south of Wiggins on State Hwy 52, 1 mile east on CR F
- Seller to convey all OWNED mineral rights
- Possession to be negotiated depending on time of year the property sells
- Land tenure: Both parcels are level terrain with sandy loam soils



Parcel #1 South to north view

Parcel Descriptions / Photos



Parcel #1

Parcel #1: 160.0± total acres

- Acres: 20.0± ac pivot irrigated; 37.1± ac dryland; 2.9± ac roads/waste
- Under pivot: alfalfa & grass mix-orchard/brome with alfalfa
- Corners: 16.1± ac dryland wheat; 10.2± ac grass; 10.8± ac wheat stubble
- Equipment: 2021 8-tower Zimmatic pivot, 2 submersible pumps, 30 hp electric motor w/pump, 15 hp booster pump
- FSA Crop Base: 15.4 ac wheat @ 51 bu; 71.2 ac corn @ 153 bu; 32.4 ac barley @ 81 bu
- R/E Taxes: \$1,865.84 (2025)
- Well Permits: #8426-RFP, 8424-RFP, 8425-RFP, and 3029-RFP
- Legal: SW $\frac{1}{4}$ of Sec. 6, T1N, R59W

Asking Price: \$744,000



Parcel #1 East to west view

Parcel #2: 152.0± total acres

- Acres: 120.0± ac pivot irrigated; 27.6± ac dryland; 4.4± ac roads/waste
- Under pivot: alfalfa; grass mix-orchard/brome with alfalfa; wheat stubble
- Corners: 18.8± ac native grass; 8.8± ac wheat stubble
- Equipment: 2016 8-tower Zimmatic pivot, 2 submersible pumps
- FSA Crop Base: 44.1 ac wheat @ 51 bu; 61.3 ac corn @ 153 bu; 3.6 ac barley @ 81 bu
- Well Permits: #110570-RFP, 3612-RFP, and 10569-RFP
- Legal: NE $\frac{1}{4}$ of Sec. 12, T1N, R60W, less NW corner (Legal description TBD)

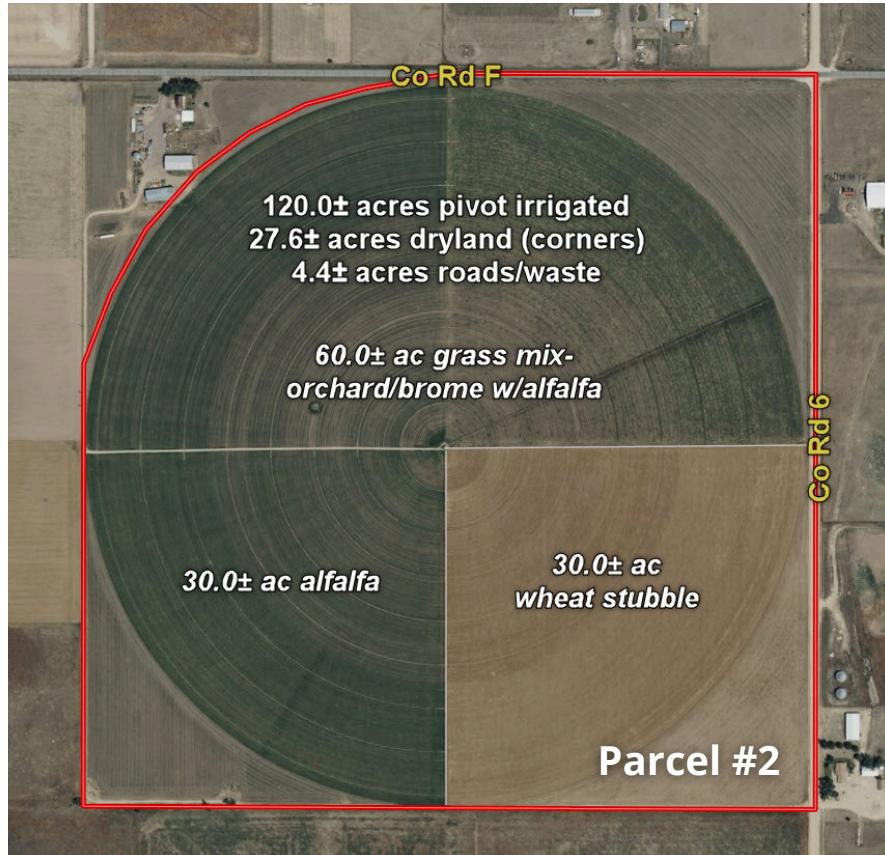
Asking Price: \$630,000



Parcel #2 - SE to NW view



#2 - 1 of 3 Wells



Parcel #2



Parcel #2 South to north view



The proof is in the numbers.

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

969,786

total acres sold

19,699

auction attendees

449

auctions

What's inside:

SOUTHWEST MORGAN COUNTY PIVOT IRRIGATED

2 Parcels

312± total acres

Asking: \$744,000 / \$630,000

Call for more info!

 **RECK AGRI**
REALTY & AUCTION



SOUTHWEST MORGAN COUNTY PIVOT IRRIGATED

Morgan County, CO | 312± Total Acres



Parcel #2 Wheat stubble



Parcel #2 S to N view

Two pivot irrigated parcels located 11.8± miles south, 1 mile east of Wiggins, CO. Parcels can be purchased together or separately.

 **RECK AGRI**
REALTY & AUCTION

SCAN QR WITH YOUR PHONE CAMERA

View more details, photos, an interactive map & more!

