

# 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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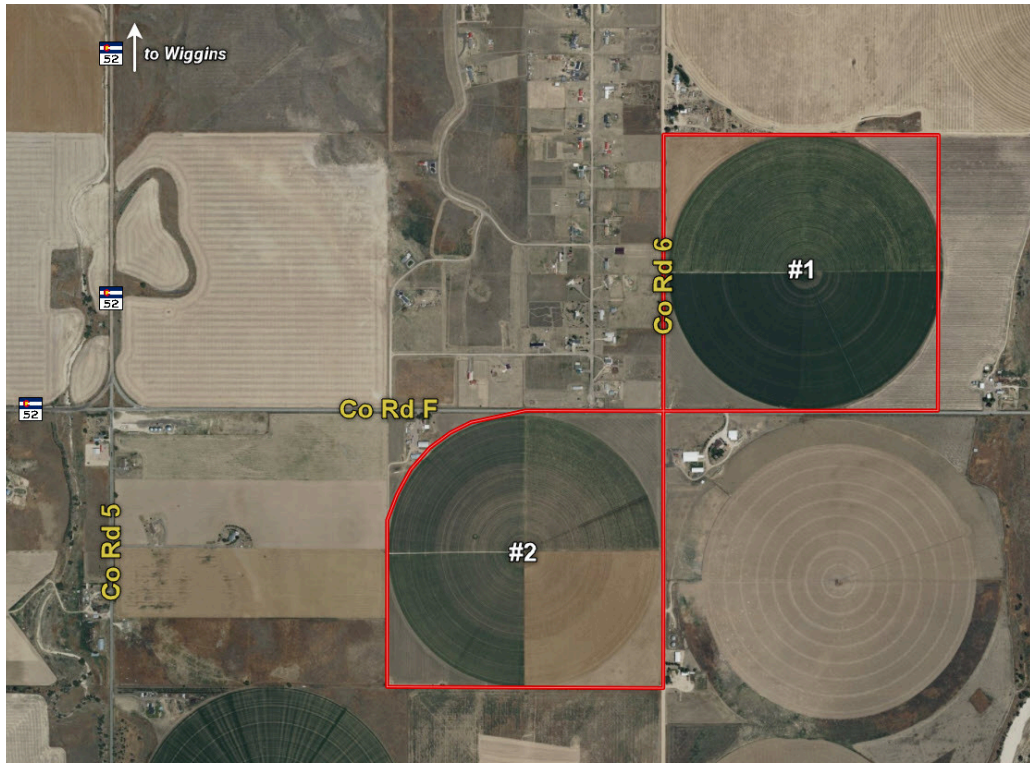
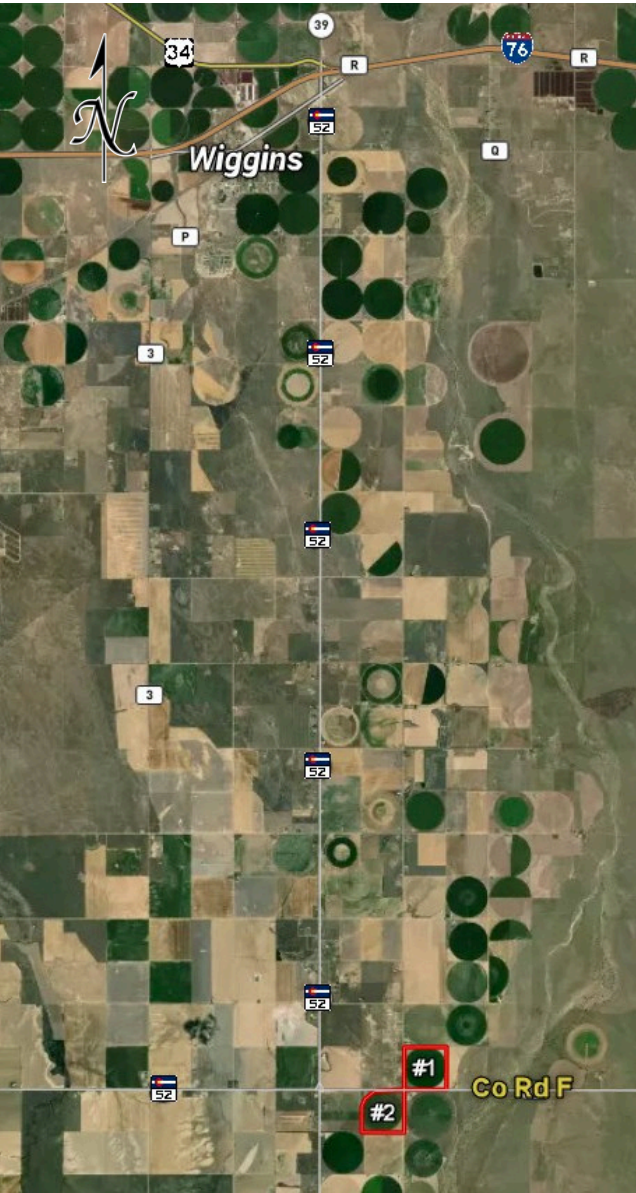
**Toll Free**

800.748.2589

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# 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± 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± miles east of Hudson/I-76.

## QUICK FACTS

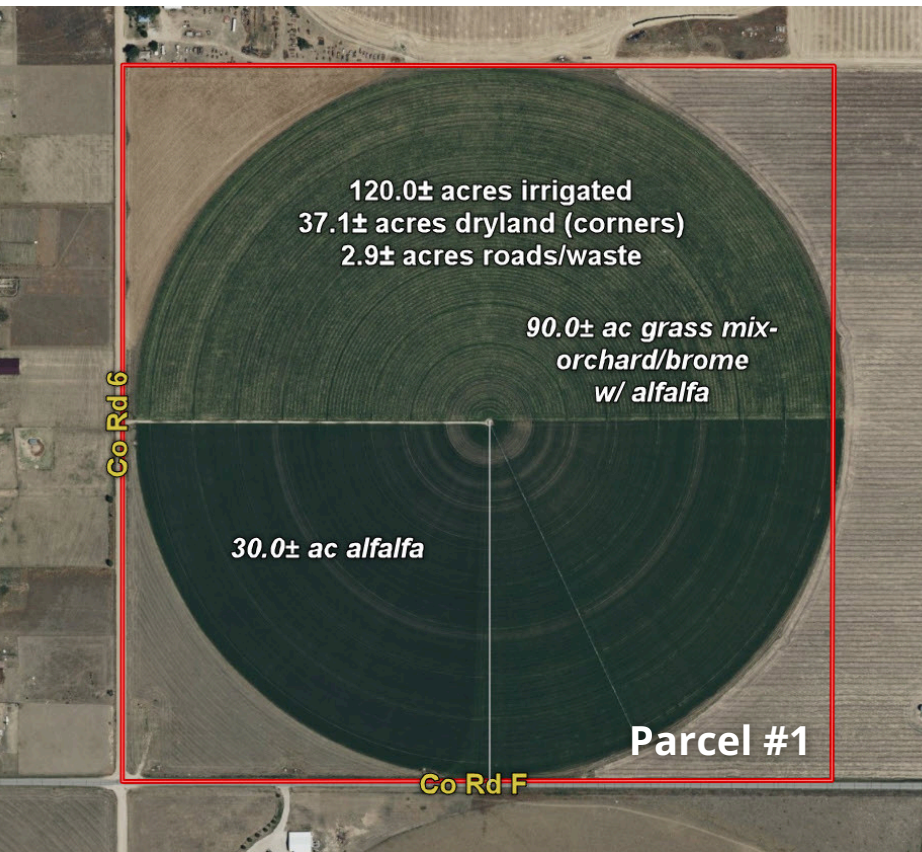
- 312.0± acres total
- 240.0± acres pivot irrigated
- 64.7± acres dryland; 7.3± acres roads/waste
- Morgan County, CO
- Located 11.8± miles south of Wiggins on State Hwy 52, 1 mile east on CR F
- Seller to convey all OWNED mineral rights
- Possession to be negotiated depending on time of year the property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



Parcel #1 South to north view



# Parcel Descriptions / Photos



## Parcel #1: 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: SW¼ of Sec. 6, T1N, R59W

**Asking Price: \$744,000**



#1 - Pivot point & booster pump

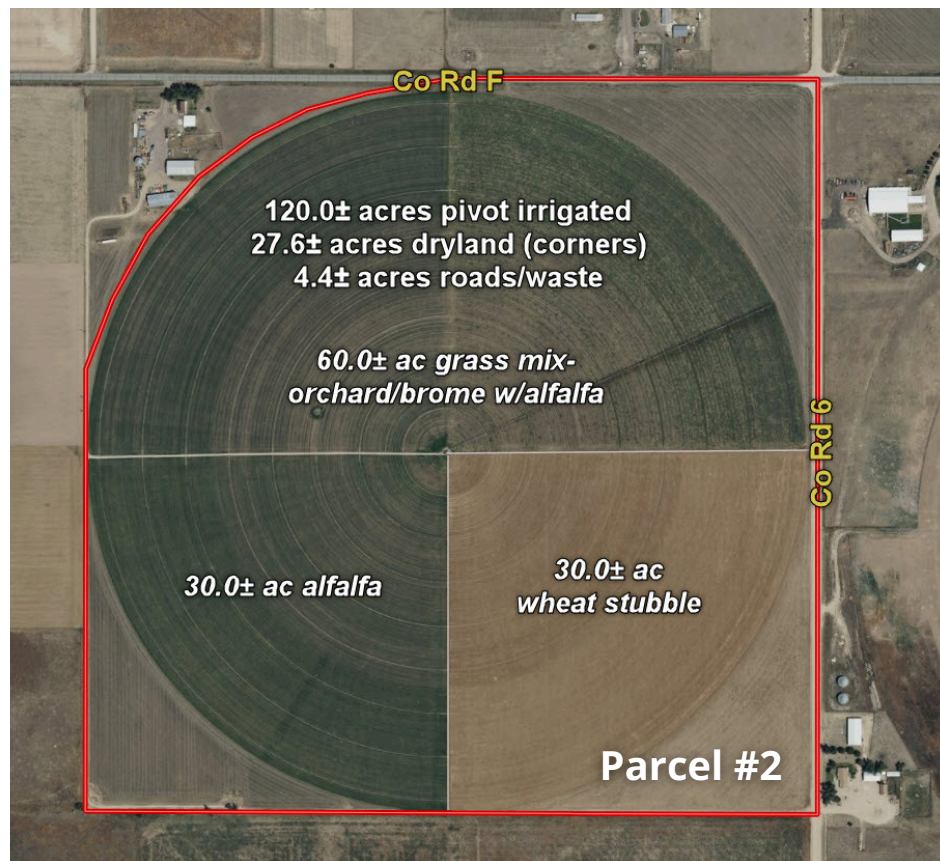


Parcel #1 East to west view

## 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: NE¼ 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 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!*



# 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.

**SCAN QR WITH YOUR  
PHONE CAMERA**

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

