

Wiggins Land

3 Tracts | Morgan & Weld County, CO



HAYDEN  OUTDOORS.

Tract 1

216 Acres
Weld County
\$1,250,000

Tract 2

320 Acres
Morgan County
\$2,400,000

Tract 3

224 Acres
Morgan County
\$1,255,000



Presented by



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Activities & Amenities

Development Potential
Farm/Crops/Ag
Hunting - Big Game
Hunting - Small Game
Hunting - Waterfowl
Irrigation
Outbuilding/Barn/Shed/Shop
Cattle/Ranch
Water Rights

Land Details

Tract 1

Total Acres: 216.00
Deeded Acres: 216.00
Leased Acres: 0.00
Zoning: Ag
Elevation: 4900
Water Rights: Yes
Irrigation well and water rights.
Estimated Taxes: \$2,067 - 2023
Source of lot size: Unknown

Tract 2

Total Acres: 320.00
Deeded Acres: 320.00
Leased Acres: 0.00
Zoning: Ag
Elevation: 4900
Estimated Taxes: \$1,587.52 - 2023
Source of lot size: Unknown

Tract 3

Total Acres: 224.00
Deeded Acres: 224.00
Leased Acres: 0.00
Zoning: Ag
Elevation: 4900
Water Rights: Yes
3 well permits, irrigation water rights.
Estimated Taxes: \$1,758 - 2023
Source of lot size: Unknown



Tract 1

Located just minutes from Wiggins, CO this property offers 216 +/- acres. There are approximately 127 +/- acres under pivot. The irrigation well produces approximately 700 GPM in the spring and 500 GPM in late summer.

The 100 acre valley pivot historically irrigates corn, while the 27 acre valley wiper irrigates a grass mix starting in April and going through mid June.

There is a quonset on the southeast side of the pivot.

Land

This farm offers excellent water rights average around 600gpm. It is a productive irrigated farm and offers 127 acres off irrigated land. It is just minutes west of Wiggins, Colorado.

Improvements

Irrigation Pivot. Quonset. Vacant Land.

Agriculture

127 Acres of Irrigated Farm Land with the balance in Pasture.

Water/Mineral Rights & Natural Resources

Irrigation Well producing around 600gpm.





Tract 2

This property is located on the east side in the town of Wiggins, CO and just a few miles west of Fort Morgan. With a total of 320 +/- acres, there are approximately 160 acres under irrigation.

The well on the North end of the property produces about 450 gallons per minute. This well is piped down to the southern pivot where crops have been rotated between wheat and corn year after year.

Land

This farm sits on the east side of the fast growing town of Wiggins, Colorado. This property is a good farm but also offers development opportunities of all kinds. There are new homes being built just east of the property and due to its excellent location this property is a great buy and hold, development project or even to build your dream horse property with all amenities close.

The property is just 8 miles from Rodeo Dunes Golf Complex being built.

Agriculture

160 Acres of Irrigated Farm Ground.

Water/Mineral Rights & Natural Resources

This property has three well permits. The well on the north end pumps at an average rate of 450 gpm.





Tract 3

This property is approximately 224 acres. The Valley pivot, on the west side, irrigates 31 acres of corn on the inside and 31 acres of Milo on the outside towers. The east side of the pivot is grass and is irrigated in the spring and fall. There are 2 wells on the property and together they generate an average of 315 gallons per minute. The south end of the property is 69 acres of pasture.

Land

The property is ideal for a new homestead and horse facility to grow your own feed. This farm is level with good soils.

Improvements

Irrigated pivot.

Agriculture

Irrigated farm ground with some non-irrigated pasture.

Water/Mineral Rights & Natural Resources

Adjudicated water rights with two wells averaging 315 gallons per minute.





Recreation

Water Fowl and deer hunting.

Region & Climate

This area offers access to a welcoming community that values diverse growth in schools, residents and businesses while enhancing cultural fabric. The community has grown from a small rural community to a place of interest, making it the “Gateway of the Plains and the Rockies”.

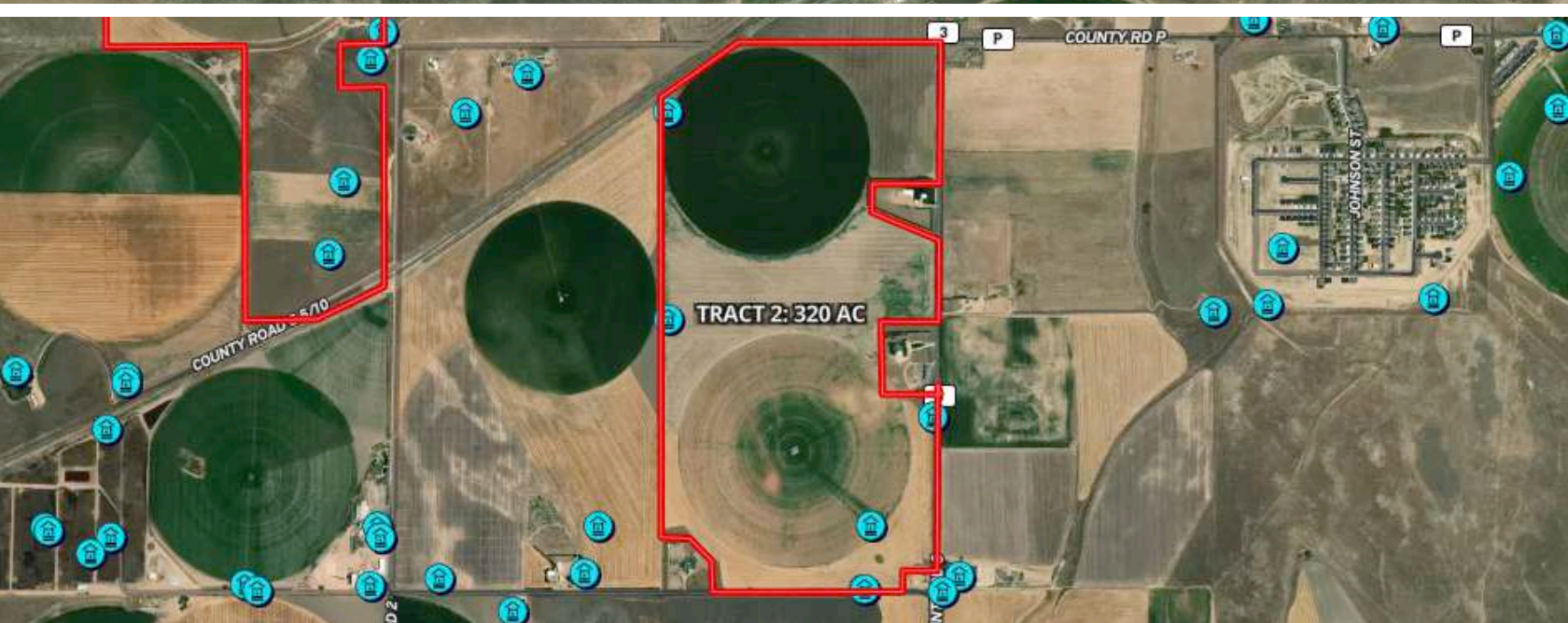
Wiggins Colorado is a statutory municipality of about 1200 people, located at the edge of Morgan County. While the region’s natural environment continues to be a main economic driver of the community, the focus of Wiggins’ location has shifted from agricultural endeavors to one of providing an alternative location for small community residential and commerce that enhances the quality of life for residents who desire to live away from the more densely populated urban area.

The elevation is 4900 feet. The average annual rainfall is 15 inches of precipitation.

Location

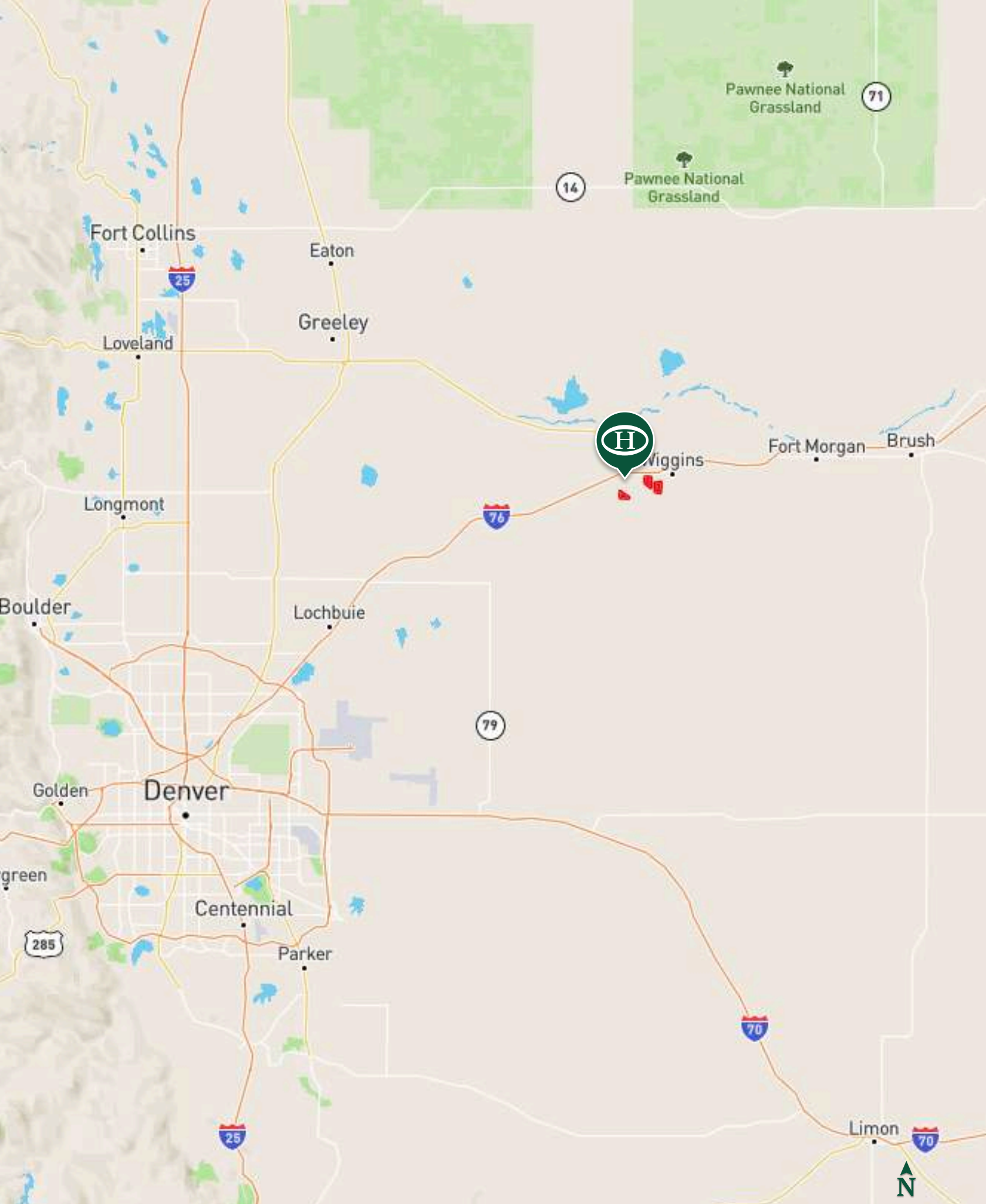
This property is located two miles outside of Wiggins, Colorado. It offers excellent access to I-76 and the Denver Metroplex. Wiggins offers excellent schools and is just a few miles outside of Fort Morgan, Colorado.





 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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**HAYDEN
OUTDOORS®
REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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