

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:

Marc Reck, Broker

marcreck@reckagri.com

Ben Gardiner, Broker Assoc.

bgardiner@reckagri.com



RECK AGRI
REALTY & AUCTION

Office

970.522.7770

Toll Free

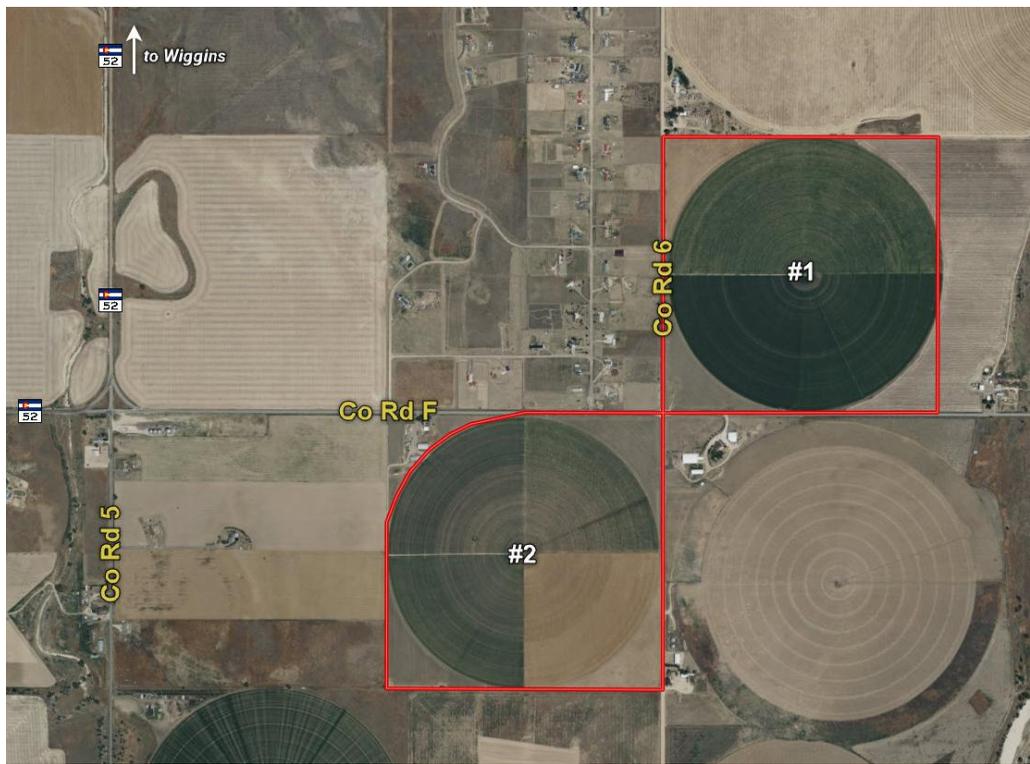
800.748.2589

reckagri.com

Property Location + Overview



Looking west towards Hwy 52



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

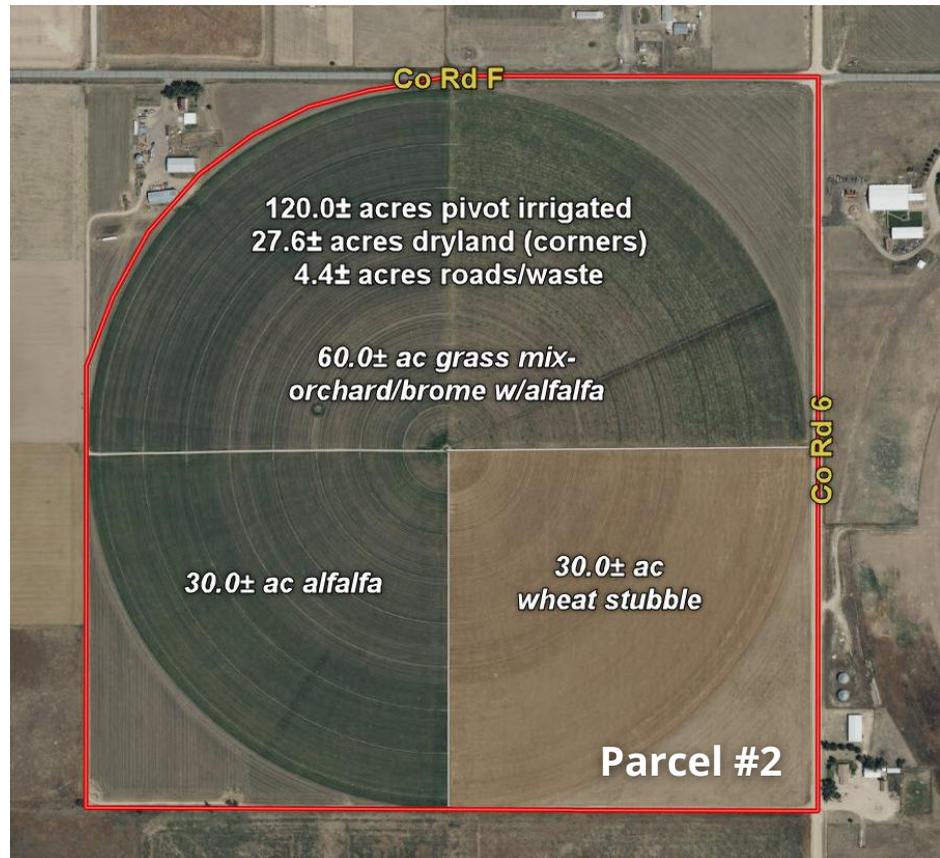


Parcel #1 East to west view

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!

