

SOUTHWEST MORGAN COUNTY PIVOT IRRIGATED

MORGAN COUNTY, COLORADO



MORGAN COUNTY, CO



312±
TOTAL ACRES

Two pivot irrigated parcels near Wiggins offered together or separately.

For More Information:
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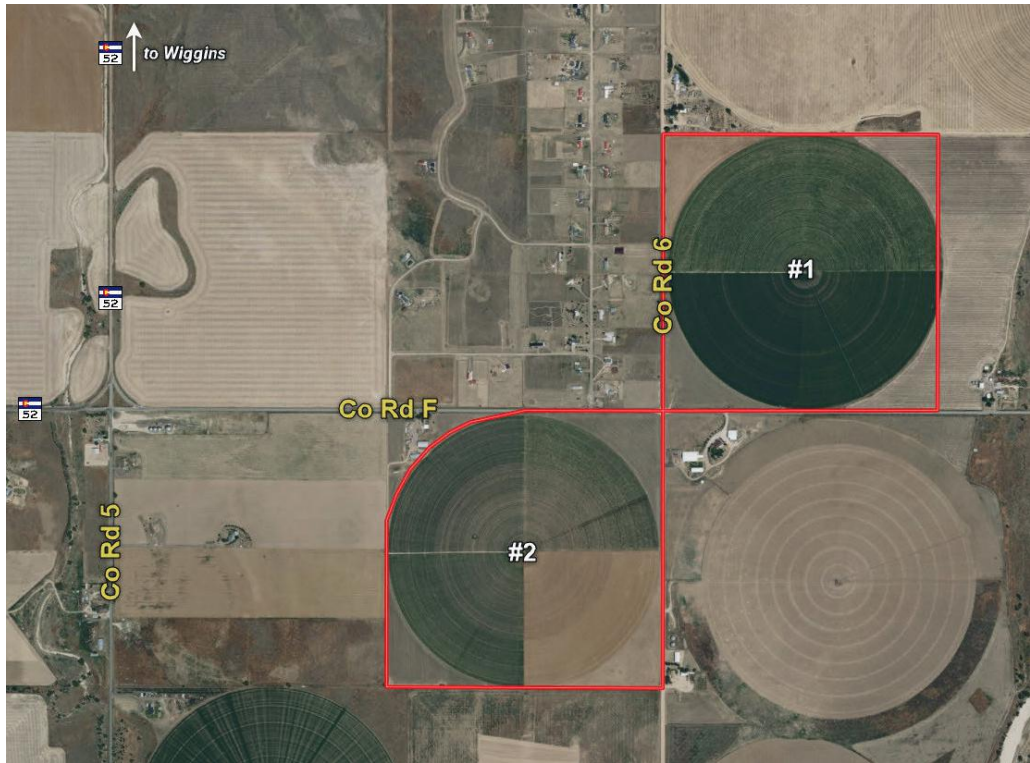


Office
970.522.7770
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800.748.2589

Property Location + Overview



Looking west towards Hwy 52



OVERVIEW

In a year when feed is in short supply and high demand from area feedlots, dairies, ranchers, here's an opportunity to purchase 312± total acres, including 240± acres pivot irrigated, in SW Morgan County, CO. Currently planted to an orchard/brome grass/alfalfa mixture and alfalfa, the property is offered as two parcels – purchased together or separately – providing flexibility for operations looking to expand or invest. Strategically located 32± miles east of Hudson/I-76, or 13± miles south of Wiggins on State Highway 52, with easy access for hauling. Possession negotiable for 2026 crop season.

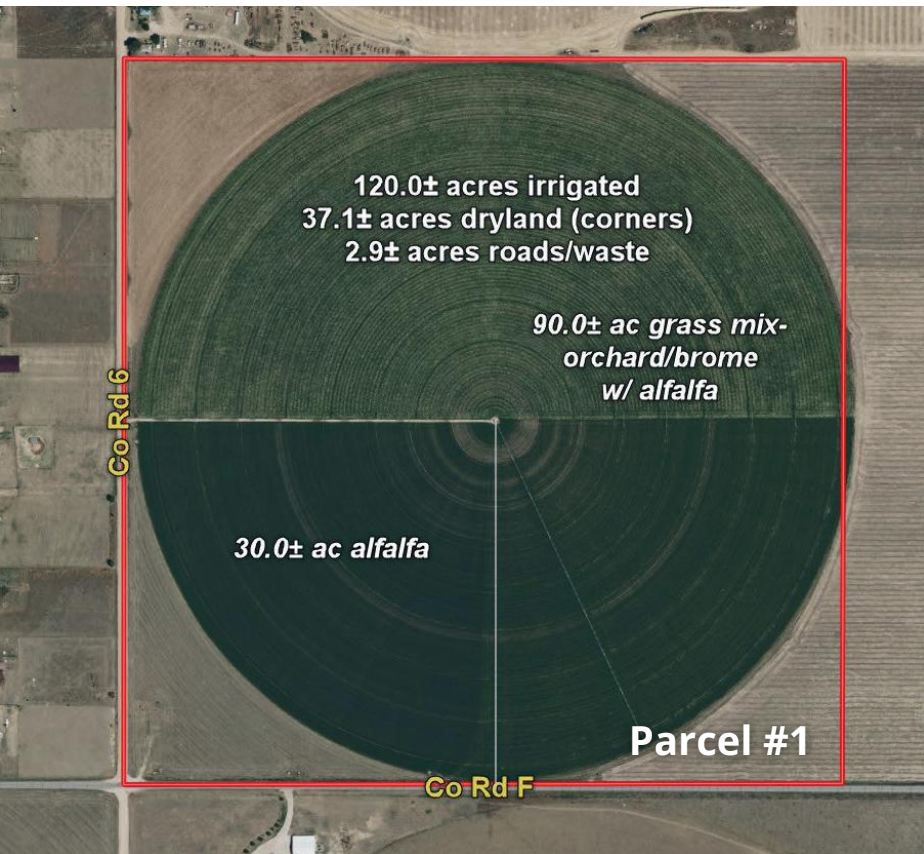
QUICK FACTS

- 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: 120.0± 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
- 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

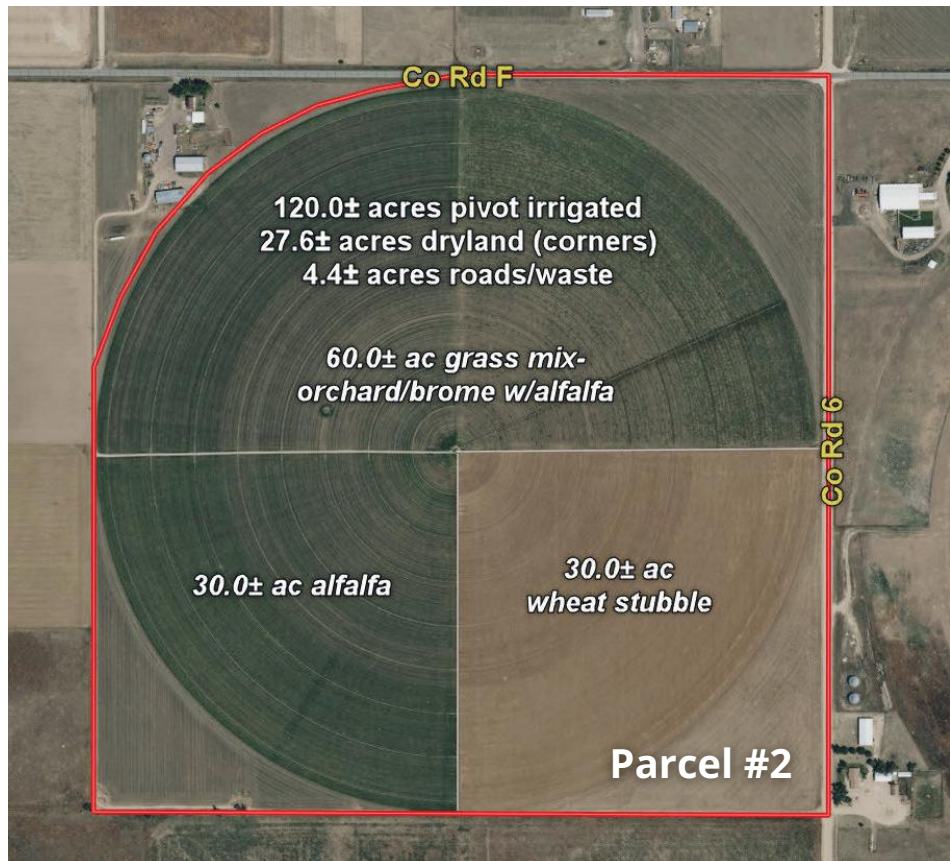


Parcel #1 East to west view

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
- R/E Taxes: \$1,609.52
- Well Permits: #110570-RFP, #3612-RFP, #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.

976,685

total acres sold

19,772

auction attendees

456

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

312± total acres / 240± acres pivot irrigated in alfalfa and grass mix. Two parcels. 13± mi south of Wiggins. 2026 possession. Market for feedlots, dairies, and ranchers.

SCAN QR WITH YOUR PHONE CAMERA

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

