

144.54 ACRES IRRIGATED FARM 2 MILES SOUTH OF WIGGINS / 2 HOME SITES / HWY 52 PAVED ACCESS



LOCATION: From I-76 and Hwy 52 (just East of Wiggins) go S on Hwy 52 three miles to the Property on the West side. Watch for Colorado Land Realty sign and print the road map and site map for detailed description of where the Property lies and the location of the well.

LOCATION: https://maps.app.goo.gl/YJbmVHRpNV4QpbMH8?g_st=im

LEGAL: The Property lies in the NE1/4 of Section 26, Township 3 North, Range 60 West of the 6th P.M.

ACREAGE: 144.54 +/- Total Acres with 120+/- acres sprinkler irrigated with 2 home sites accessed off of Hwy 52
Seller is open to selling 80 acres with the water and pivot and sell the 2 homesites separately.

SURVEY: No survey available at this time.

PRICE: \$672,722.00. Valued with two 35 acre homesites at \$185,000 per site and 60 sprinkler irrigated acres valued at \$5,265 per acre and 14.54 dryland acres valued at \$1,200 per acre.

WATER: Irrigation well and permit #6000-RFP 176' deep test pumped 12/29/25 sustaining 245gpm for 2 hours.

MINERALS: Seller is not reserving any mineral rights. Seller's ownership if any to be indicated on the title commitment

SCHOOLS: Wiggins School for elementary, middle and high school.

TAXES: 2025 Taxes \$1,170.72

NOTE: The information contained herein has been obtained from reliable sources but, is not guaranteed by Seller or Broker. This offer is subject to error, change, prior sale or withdrawal. Broker is a Transaction (neutral) Broker and not a Seller's agent.