

IRRIGATED FARM OR DEVELOPMENT LAND FOR SALE

9482 Highway 52, Wiggins, CO



PROPERTY DETAILS

Parcel Size:	150.32 Acres
Zoning:	Agriculture
Proposed Use:	Organic Farm Estate Residential
Water:	6 well permits in place
Mineral Rights:	No mineral rights attached
Structures:	Two new 30'x60' greenhouses; two shipping containers

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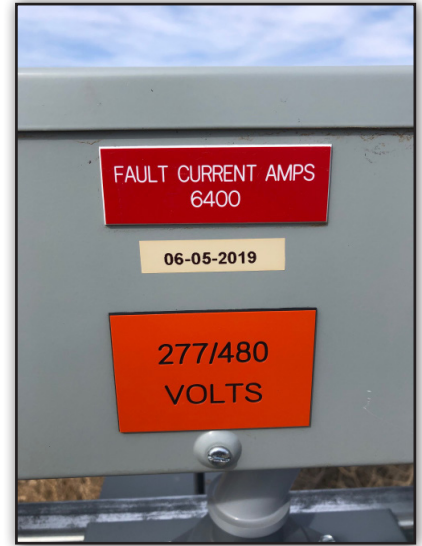
WIGGINS ORGANIC FARM LAND

SALE PRICE: \$500,000 (Including many improvements)

- Turn-key Organic Hemp Farm - 150.3 acres fully fenced with locking gate, approximately 120 acres under pivot
- Compost & probiotic amended soil - cover crop prior to Winter 2019
- New seven-tier Zimmatic pivot sprinkler installed in 2019
- 6 well permits - 3 active wells - total commingled well rights 1,200 acre/feet annually
- Extra drip tape to irrigate 50 acres on the south half
- Perfect set-up to rotate crops annually and keep organic certification
- Upgraded electric system with 6400 fault current amps 277/480 volts
- Potential to rezone Residential and subdivide

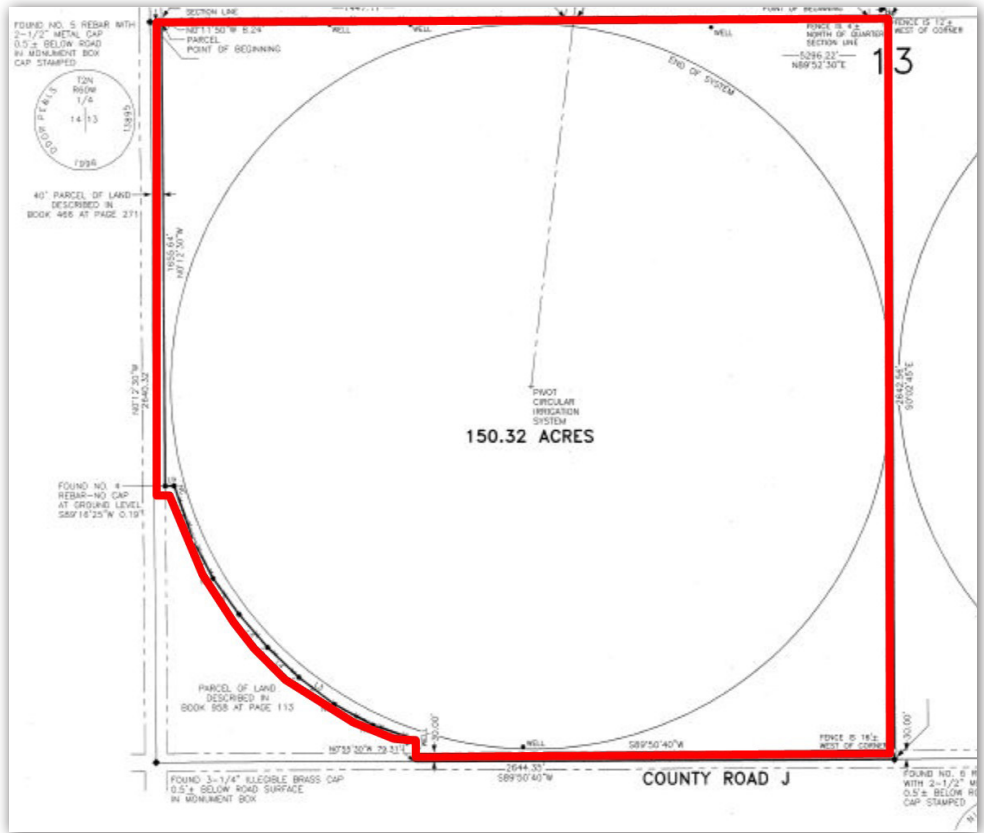
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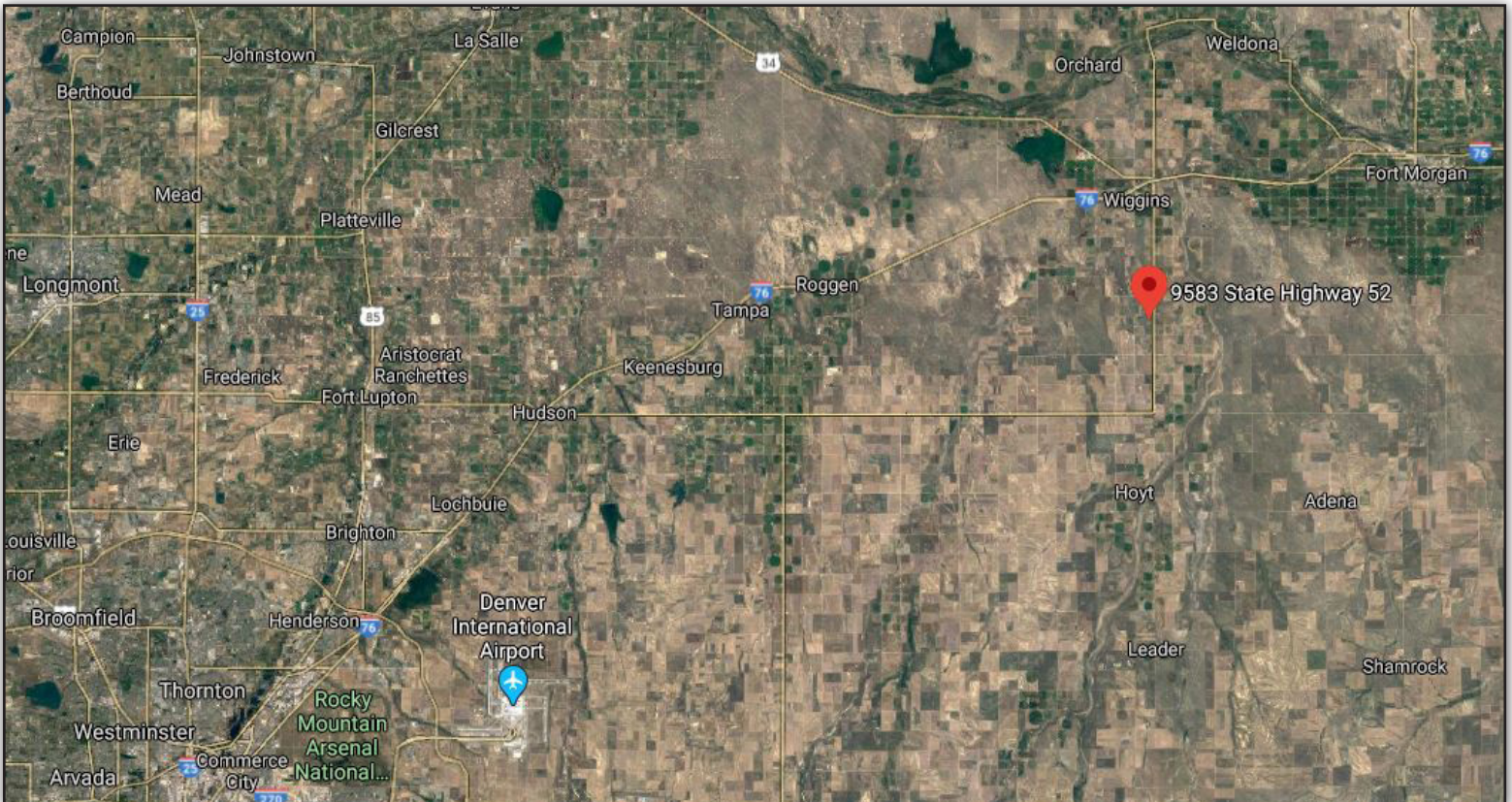


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1 hour drive to Greeley and Denver and 25 minutes to Fort Morgan



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