

# AGPROfessionals

DEVELOPERS OF AGRICULTURE

**9495 County Road 6**  
**Wiggins, CO**  
**\$1,850,000**

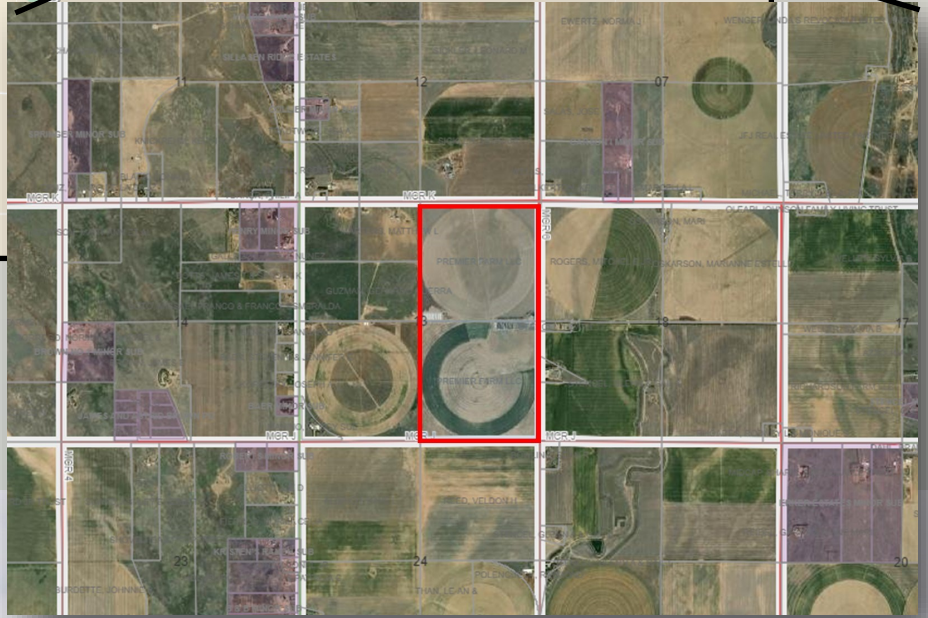
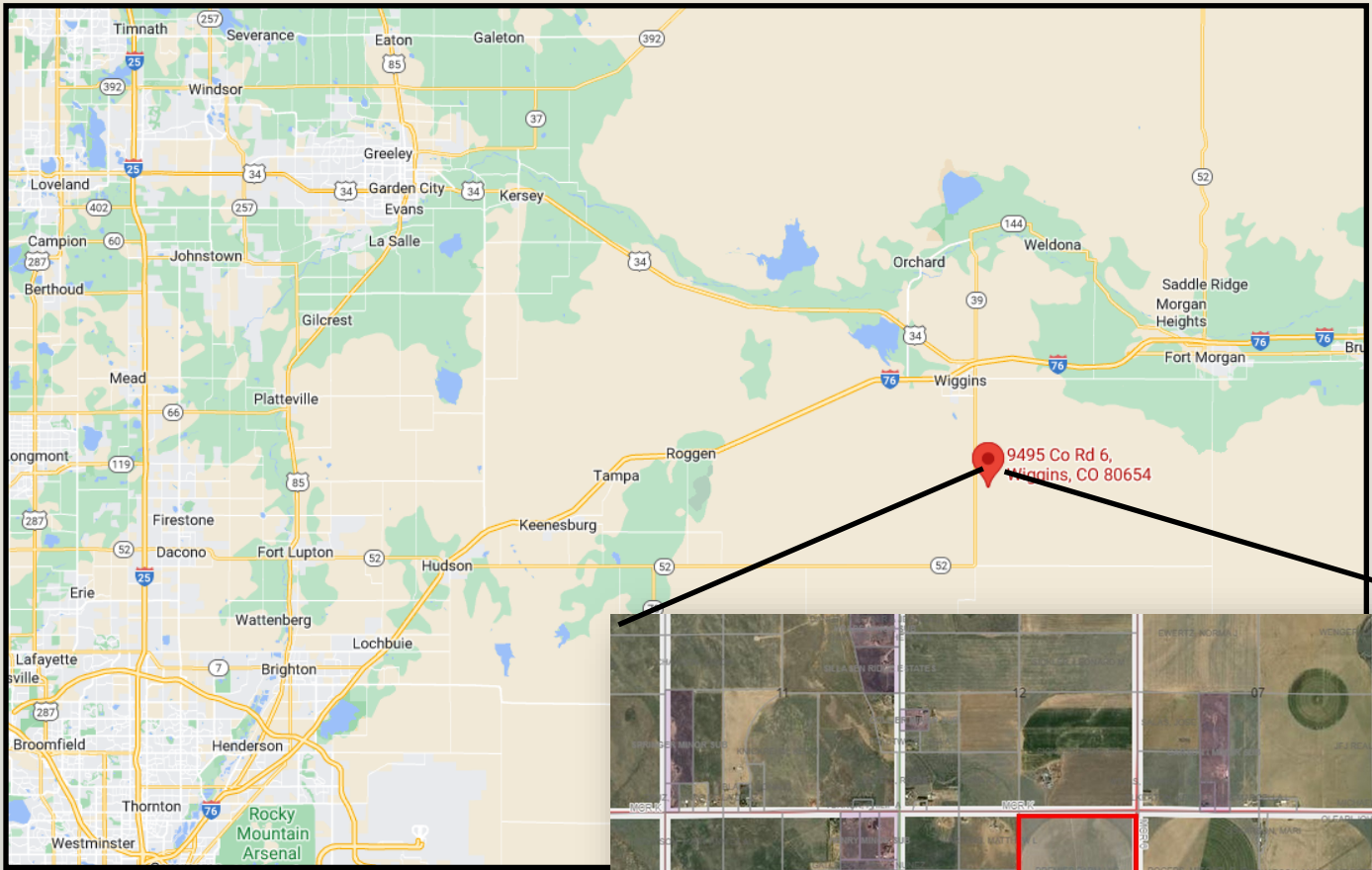
- 320 acres +/-
- 4 bedroom/2 bath home, built in 1954, renovated in 2020
- 8 Greenhouses, up to 4,500 sf/each
  - Heat & A/C
  - Double plastic walls
  - Sun-blocking shades
- 4 tap equivalents w/ Morgan Quality Water
- 3 Irrigation Wells: 5114-FP-R, 8774-RFP and 8775- RFP
- 2 newer Valley Pivots



**RYAN**  
**HOSTETLER**  
ACCREDITED LAND CONSULTANT

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**At the Hwy 34/I-76 Wiggins interchange go south on Hwy 52 to CR K, then east to CR 6 and south to property**



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**Comments:** 320 acres +/- all contiguous with two irrigation pivots, a newly remodeled home and eight 4,350 +/- sq ft greenhouses. The greenhouses are in immaculate condition and most have heat and air conditioning. They are double plastic walled and have shades installed to block the light. The greenhouses were built for hemp and hemp seed production, but offer a new owner an excellent opportunity for an indoor vegetable farm. Six of the greenhouses have auto watering systems. Water for the greenhouses is provided by Morgan County Quality Water and they have four tap equivalents. Power service is installed sufficient for the requirements of the eight greenhouses. The 320 acres has two newer Valley center pivot irrigation systems and three irrigation wells. Overall, this is a great opportunity for someone to get into greenhouse and agricultural production. The greenhouses are in excellent shape and ready to go.

**Legal:** The Southeast and Northeast quarters of Section 13, Township 2 North, Range 60

**Taxes:** \$4,942/2021

**Water:** Well Permit #'s 5114-FP-R, 8774-RFP and 8775-RFP  
4 tap equivalents w/ Morgan Quality Water

All oil, gas, and mineral rights are excluded











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## ADDITIONAL SERVICES

**Agronomy & Environmental:** Our registered technical services providers and certified engineers aid in your compliance and defend your business to ensure that you are able to manage a stringent regulatory environment.

**Consulting:** Drawing on extensive real-world and business experience, AGPROfessionals' consultants team with our clients to apply new ideas to practical problems to develop and promote a comprehensive plan through and including implementation and operation.

**Engineering & Design:** Our licensed professionals provide civil, structural and geotechnical engineering services at the agricultural grassroots. We strive to maintain up to date technical knowledge to meet our clients' needs in all areas of design, permitting, and construction management of agricultural operations.

**Financial & Construction:** Our team of experts can provide you with customized assistance to develop plans for new construction, improvements on existing structures and much more.

**PR & Legislative:** Your advocate at the local, State & Federal level in Colorado and Nevada.

**Real Estate:** Our in-house brokers are licensed in CO, KS, MT, NE, SD, ID and WY, are dedicated to our clients and take great pride in serving the agricultural community.

**Surveying & Geotechnical:** Proper due diligence, real estate transactions and planning and construction require a proper base map and legal survey. Knowing where your boundaries are located and what materials lie under the surface are key elements for most projects.