

AGPROfessionals

DEVELOPERS OF AGRICULTURE



*County Road 3
Wiggins, CO
327 acres*

Nice 327 acres +/- parcel west of Wiggins Colorado. The property is bordered on the east side by MCR 3 which is paved and can access Quality Water. There are 160 irrigated acres by way of two pivots with one well supplying water to both, an additional 84 acres of flood irrigated land and 67 acres of dryland. Excellent farm ground with great potential for future development property with easy access to I-76. **\$2,950,000**

Water: Well #'s 12113-RFP, 12114-RFP, 12115-RFP and 62636-FP

Taxes: \$2,371/2020

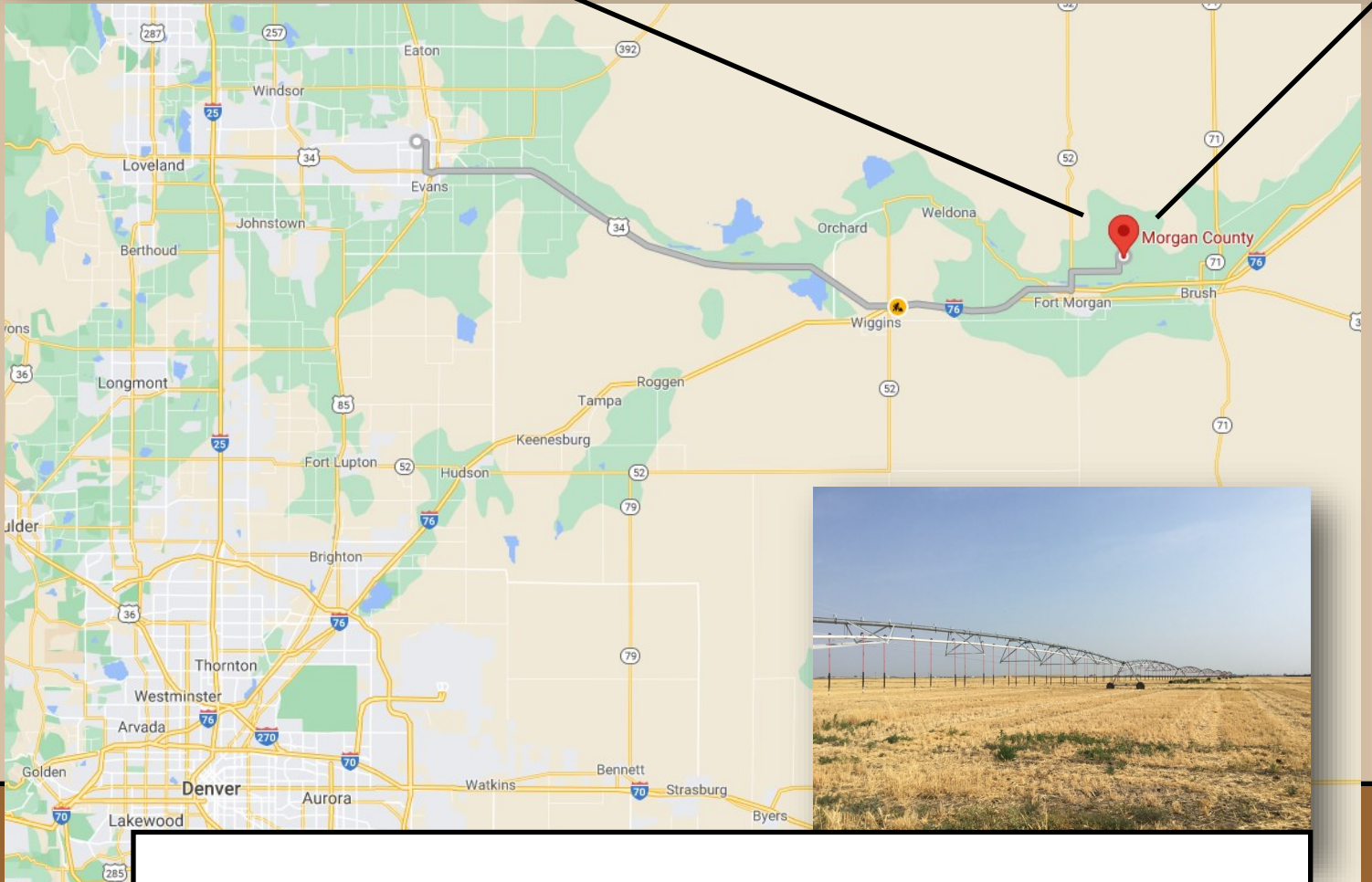
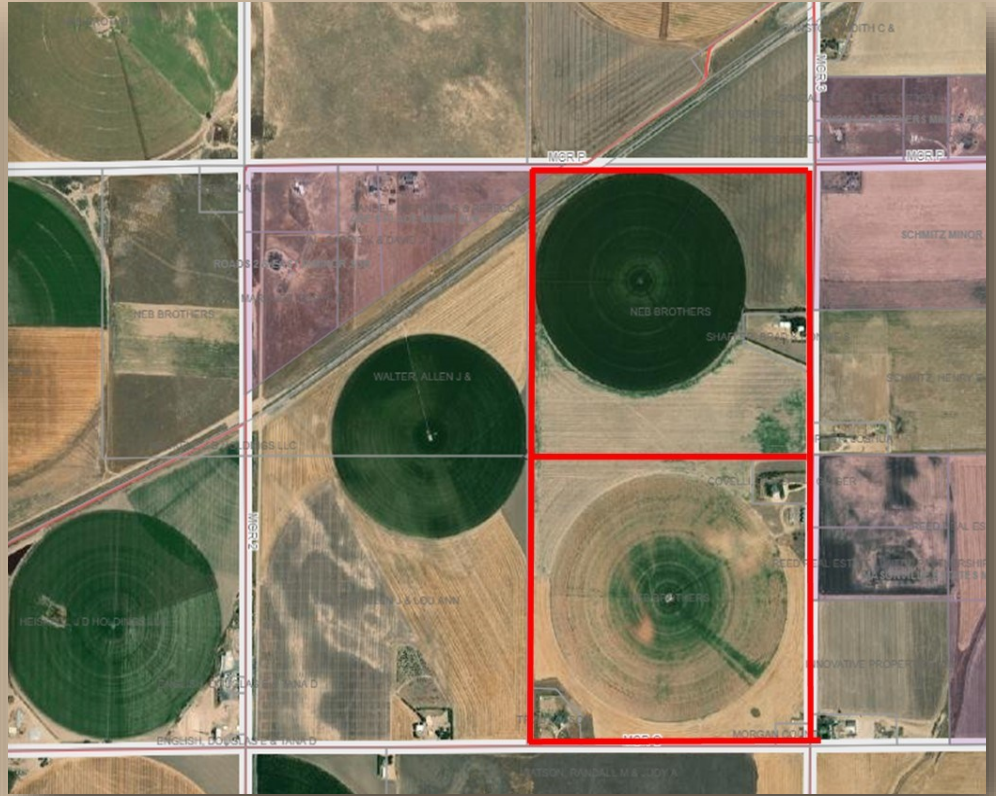
Legal: SE4 16-3-60 and NE4 south of RR tracks in 21-3-60. Parcel Nos. 1223-210-00-006 and 1223-210-00-005



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Located on CR 3 west of Wiggins and 1.5 miles south of I-76