

# \$2,600,000 - 8604 County Road 6, Wiggins

MLS® #IR1030991

Listing Office: Keller Williams-Preferred Rlty

## \$2,600,000

8 Bedroom, 10.00 Bathroom, 12,696 sqft

Residential on 140 Acres

Rural, Wiggins, CO

Presenting for Sale the Longmeadow Game Resort, Clays Club & Event Center! Included in the offering is the established, highly reputable 12,000 square foot state of the art, Event and Wedding Venue with 8 hotel suites, commercial kitchens, full service bar, a 4,000 square foot ballroom all in pristine condition. A First Class, region and nationally respected 4 Course 37 station, 82 machine Shooting Clay Course! In addition to these 5 Star facilities and the two strong revenue streams is the meticulously cared for 140 +/- acreage setting strategically protected with an established wind break around the entire property. Note this property can have the event center and 10 +/- acres sold separately with no book of business for 2.2M It is also being offered with the Longmeadow Event Center only, that book of business, naming rights with 35-40 +/- acres for 2.35M. A final offering of the additional acreage, totalling 635 acres for 4.054M. Call for all the specifics on these offerings, their configurations and to schedule a time to view this property.....you will not be disappointed!

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**Listing      Courtesy      of      Keller**  
**Williams-Preferred Rlty**

Built in 2011

## Essential Information

MLS® #	IR1030991
Price	\$2,600,000



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Bedrooms	8
Bathrooms	10.00
Full Baths	8
Half Baths	2
Square Footage	12,696
Acres	140.00
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Active

## Community Information

Address	8604 County Road 6
Subdivision	Rural
City	Wiggins
County	Morgan
State	CO
Zip Code	80654

## Amenities

Utilities	Electricity Available, Natural Gas Available
Parking Spaces	20
View	Mountain(s), Plains

## Interior

Appliances	Bar Fridge, Dishwasher, Double Oven, Microwave, Oven, Refrigerator
Heating	Forced Air, Heat Pump
Cooling	Air Conditioning-Room, Ceiling Fan(s), Central Air
Fireplace	Yes
Fireplaces	Great Room
Stories	One

## Exterior

Lot Description	Level
Windows	Window Coverings
Roof	Composition

## School Information

District	Wiggins RE-50J
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Elementary	Wiggins
Middle	Wiggins
High	Wiggins

**Additional Information**

Date Listed	April 11th, 2025
Zoning	REC-NEC

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Listing information last updated on June 5th, 2025 at 9:19pm MDT