

\$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!

RECOLORADO

Listing Courtesy of Keller
Williams-Preferred Rlty

Built in 2011

Essential Information

MLS® #	IR1030991
Price	\$2,600,000



REcolorado

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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