

# \$600,000 - 15721 County Road 1, Wiggins

MLS® #IR1031072

Listing Office: Kristin Lindsey

## \$600,000

4 Bedroom, 2.00 Bathroom, 1,947 sqft

Residential on 141 Acres

None, Wiggins, CO

This 140 Acre Working Ranch is a must see! Bordered by I-76 to the North and Morgan County Rd 1 to the East, this property is easily accessible yet sits off a quiet County Road. The house and outbuildings sit on a hill with great views to the east. The house features main floor living with nice sized rooms. Watch the sun come up each morning from the enclosed patio or porch. The front yard is its own oasis, surrounded by mature cottonwood trees and flower gardens on a drip system. There is a lovely vegetable garden and an orchard. You will find a 3 car garage attached to the home, with great storage. Pasture fenced and cross (needs some repair) fenced for grazing rotation. The 48x54 barn provides great shelter, with 4 Stalls and lean-to with feed bunks, electricity w/220 and lots of storage for hay. Quonset shop-40'x60', electricity w/220, front half cement floor. RV garage- 14'x40' door is 11'10" tall 13'2" wide. Second home- 4 bed, 3 bath, double kitchens, dining rooms, living rooms, mudroom and 16'x65' garage. Needs major repairs (not habitable) due to leaking roof. Propane tank for main house leased from Wiggins CHS Propane tank for 2nd house owned and transferred with property. 2 septic systems (one for each house). Both houses are made of two mobile home that have been modified and built into one house.



IRE COLORADO

**Listing Courtesy of Kristin Lindsey**

Built in 1969

**Essential Information**

MLS® #	IR1031072
Price	\$600,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Square Footage	1,947
Acres	140.96
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Status	Pending

**Community Information**

Address	15721 County Road 1
Subdivision	None
City	Wiggins
County	Morgan
State	CO
Zip Code	80654

**Amenities**

Utilities	Electricity Available
Parking Spaces	3
Parking	Oversized, RV Access/Parking
# of Garages	3
View	Plains

**Interior**

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Oven, Refrigerator, Washer
Heating	Forced Air, Propane
Stories	One

**Exterior**

Roof	Metal
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**School Information**

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

**Additional Information**

Date Listed	April 12th, 2025
Zoning	AG

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