

\$4,054,000 - Tbd County Road 6, Wiggins

MLS® #IR1033182

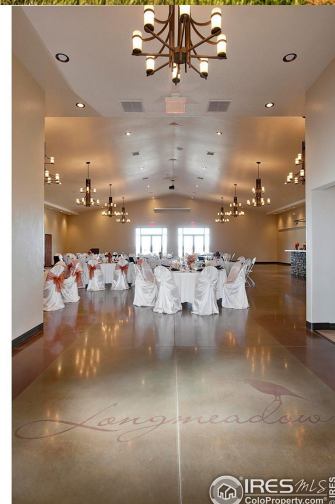
Listing Office: Keller Williams-Preferred Rlty

\$4,054,000

0 Bedroom, 0.00 Bathroom,
Farm on 635 Acres

Wiggins, Wiggins, CO

Presenting the 635 acre Bijou's Antelope Creek Ranch! Included in the offering is an established, highly reputable 12,000 square foot state of the art, Longmeadow Game Resort, Clays Club and Event Center complete with 8 hotel suites, 4,000 square foot ballroom, commercial kitchens and full service bar. A First Class, Region and Nationally recognized 4 course, 37 station, 82 machine Shooting Clay Course with an additional stand-alone 12 station European Tower Pheasant shoot facility. In addition to these revenue streams is the all encompassing agricultural based operation, including an irrigated 105 acre pivot for hay production and further acreage in a dryland wheat crop farm rotation. 4 additional building sites already surveyed and ready for the next owner. The Land Stewardship is evident on the Antelope Creek Ranch with 20 plus miles of cedar, juniper, pine and deciduous tree windbreaks circling the entire property with scattered food plots, water sources and Pheasant Forever wildlife corner habitat plantings. This entire ranch has been thoughtfully managed, developed and owned by the same family for three generations and is in incredible condition. Note this property can be purchased in three different sized offerings, see MLS 1030991. A ranch of this magnitude with an upside development opportunity or conservation easement consideration plays very well into this short or long term investment. Call for all the specifics and a scheduled time to view this property.....you



will not be disappointed!

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Listing Courtesy of Keller
Williams-Preferred Rlty

Built in 1995

Essential Information

MLS® #	IR1033182
Price	\$4,054,000
Bathrooms	0.00
Acres	635.00
Year Built	1995
Type	Farm
Sub-Type	Farm
Style	Contemporary
Status	Active

Community Information

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

Amenities

Utilities	Electricity Available, Internet Access (Wired), Natural Gas Available
Parking Spaces	6
# of Garages	6
View	Mountain(s), Plains

Interior

Interior Features	Kitchen Island, Pantry, Primary Suite, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Disposal, Double Oven, Dryer, Freezer, Microwave, Oven, Refrigerator, Washer
Heating	Forced Air, Heat Pump
Cooling	Ceiling Fan(s), Central Air
Stories	One

Exterior

Lot Description	Cul-De-Sac, Level
Windows	Double Pane Windows
Roof	Metal

School Information

District	Other
Elementary	Wiggins
Middle	Wiggins
High	Wiggins

Additional Information

Date Listed	May 6th, 2025
Zoning	AGR-NEC

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