

\$69,500/Lot*

*includes two units



THE FARM SUBDIVISION

On Mainstreet in Wiggins, Colorado

Lots
FOR SALE

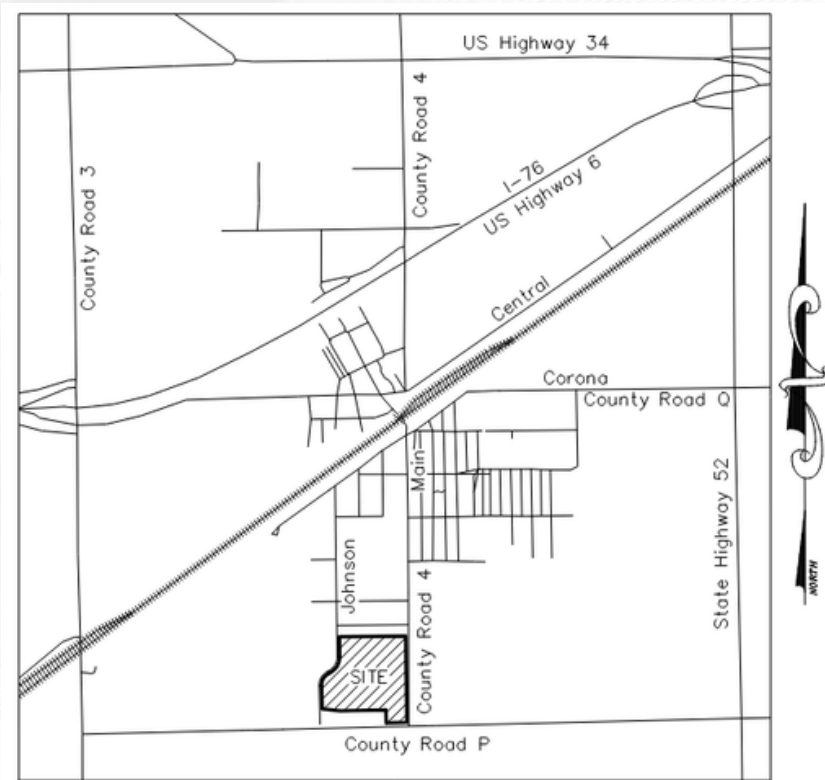
Bulk lot aquisition opportunity!

DETAILS:

- 54 Duplex Lots available, 108 units.
- Multi-lot or whole-project purchase available
- Owner financing options
- Water and Sewer tap \$34,500 per unit

CONTACT

Chuck Wahlen
303-882-0996



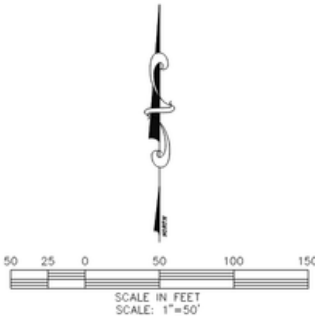
VICINITY MAP



THE FARM SUBDIVISION FILING NO. 3

A Replat of Tracts E of The Farm Subdivision Filing No. 1,
Situate in the Southeast Quarter of Section 15, Township 3 North, Range 60 West of the 6th P.M.,
Town of Wiggins, County of Morgan, State of Colorado

*Two Units per Lot



LEGEND

- EASEMENT LINE
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTERLINE
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209
- CALCULATED POSITION

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	226.82'	210.00'	61°53'06"	215.95'	N29°27'54"E
C2	309.76'	290.00'	61°12'01"	295.25'	N29°48'26"E
C3	50.76'	210.00'	13°50'55"	50.63'	S05°26'45"W
C4	176.06'	210.00'	48°02'11"	170.95'	S36°23'21"W
C5	64.66'	290.00'	12°46'28"	64.52'	S54°01'13"W
C6	80.87'	290.00'	15°58'37"	80.60'	S39°35'41"W
C7	114.93'	290.00'	22°42'23"	114.18'	S20°18'11"W
C8	49.31'	290.00'	9°44'34"	49.25'	S04°04'43"W
C9	37.86'	50.50'	42°57'26"	36.98'	N69°07'25"W
C10	10.76'	59.50'	10°21'57"	10.75'	N52°49'41"W
C11	37.87'	50.50'	42°57'53"	36.99'	N67°54'55"E
C12	151.11'	59.50'	145°30'41"	113.65'	S60°48'41"E
C13	1.18'	59.50'	1°07'58"	1.18'	S46°59'58"W
C14	87.76'	59.50'	84°30'21"	80.02'	S89°49'07"W
C15	62.18'	59.50'	59°52'31"	59.39'	N17°59'27"W

LINE TABLE

LINE	BEARING	LENGTH
L1	N60°24'27"E	41.53'
L2	S89°23'52"W	40.00'
L3	S89°23'52"W	30.00'
L4	S89°23'51"W	30.00'
L5	N58°00'39"W	45.15'
L6	S00°47'34"E	18.00'
L7	S89°23'52"W	41.51'

EAST QUARTER CORNER
SECTION 15, T.3N, R.60W
FOUND 2 1/2" ALUMINUM CAP
ON #6 REBAR STAMPED
LS 38044, 2016 AND IN
MONUMENT BOX



Wiggins at a Glance

- Growing northeastern Colorado community along the I-76 corridor, approximately 15 miles west of Fort Morgan.
- More than 22,800 people live in Wiggins and the nearby I-76 communities of Fort Morgan, Brush, Keenesburg and Hudson
- Morgan County has approximately 29,500 residents, providing a broader regional employment, shopping and service market.
- Wiggins has a notably young population, with a median age of approximately 29, compared with approximately 38 statewide.
- The community's median household income is approximately \$91,700, close to Colorado's statewide median and higher than the national median.
- Average household size is approximately 2.7 people, exceeding the Colorado average of approximately 2.4.

Home Market

- Wiggins homes currently have a median asking price of approximately \$400,000, with recent home sales averaging around the low \$430,000s
- Median owner-occupied home value is approximately \$363,400—about one-third below the Colorado median, supporting Wiggins' appeal as an attainable alternative to Front Range communities.
- Approximately 19% of residents moved during the preceding year, reflecting an active and growing residential market.
- Convenient I-76 access connects Wiggins with Fort Morgan, Brush, Keenesburg, Hudson, Brighton and the Denver metropolitan area.

Regional Population Reach

- Wiggins: approximately 1,564 residents
- Fort Morgan: approximately 11,605 residents
- Brush: approximately 5,306 residents
- Keenesburg: approximately 2,347 residents
- Hudson: approximately 2,006 residents
- Combined population of these nearby municipalities: approximately 22,800 residents
- Morgan County population: approximately 29,500 residents
- Wiggins–Keenesburg/Hudson broader regional population: approximately 49,000 residents, based on Census-defined surrounding areas

Local Schools

- Served by Wiggins School District RE-50J, offering a complete local Pre-K through 12th-grade school system.
- The district operates four schools: Wiggins Primary, Wiggins Elementary, Wiggins Middle and Wiggins High School.
- Wiggins RE-50J holds an Accredited rating from the Colorado Department of Education.
- Wiggins High School reports a 94.9% four-year graduation rate and a 95.2% five-year graduation rate.
- The high school's 0.1% dropout rate received the state's highest performance designation.
- Approximately 67% of graduates enter college, career and technical education, military service or another qualifying postsecondary pathway.
- The small district provides families with a community-based school system, with all four schools located in Wiggins.
- The available lots are conveniently located near the school campus, including Wiggins High School.