

SCAN THE QR CODE
FOR MORE INFO!



FOR SALE BY BIDS

440± Acres, Morgan County, Colorado

Offered in Two Tracts

BIDS DUE: March 31, 2026 by 5:00 PM MST

Contact Agents for Additional Details!

Highlights:

- Quality dryland farm ground
- Possible residential development close to Wiggins and Keenesburg, Colorado
- Good access via county roads



For additional information, please contact:

Scott Dean, Agent | (970) 560-1133

SDean@FarmersNational.com

Property Information

Directions to Property:

From Wiggins, go south to County Road P turn and head west to Weld County Road 3 turn and head south seven miles to county road I turn and head west two miles to the southeast corner of Tract 1 and northeast corner of Tract 2.

From Keenesburg, go to County Road 59 and head south two and half miles to Highway 52 turn and head east 20 miles to County Road 1 turn north and head three miles to the southeast corner of Tract 1 and northeast corner of Tract 2.

Legal Description:

Tract 1: E1/2 Section 19 Township 2 Range 60

Tract 2: E1/2 NE1/4 & NE1/4 SE1/4 Section 30 Township 2 Range 60

Property Description:

This dryland farm near Wiggins, Colorado offers 440± total acres in two tracts, featuring a mix of productive cropland and natural grass areas. Tract 1 includes 320± acres of level, workable ground with native grass, while Tract 2 provides 120± acres of similar cropland and grassland ideal as a stand-alone unit or an addition to an expanding operation. Beyond its strong agricultural potential, this property also presents an appealing residential development opportunity, offering the chance to create country homesites away from the bustle of the city and within the peaceful, enjoyable Colorado countryside. With good access and a desirable rural setting, these tracts offer versatility for both farming and future development. Owner to keep any and all owned mineral rights.

To receive a bid packet contact **Scott Dean** at (970) 560-1133 or email SDean@FarmersNational.com.

Tract 1



Tract 2



Taxes:

Tract 1: \$717.84

Tract 2: \$299.52

Farm Data:

Tract 1:	
Cropland	199.05 acres
Pasture	112.48 acres
Waste	8.47 acres
Total	320.00 acres

Tract 2:	
Cropland	89.93 acres
Hayland	7.83 acres
Non-crop	15.58 acres
Waste	6.66 acres
Total	120.00 acres

FSA Information:

Tract 1	Base	Yield
Wheat	134.38 acres	37 bushels
Corn	1.04 acres	139 bushels

Tract 2	Base	Yield
Wheat	66.00 acres	37 bushels
Corn	.51 acres	139 bushels

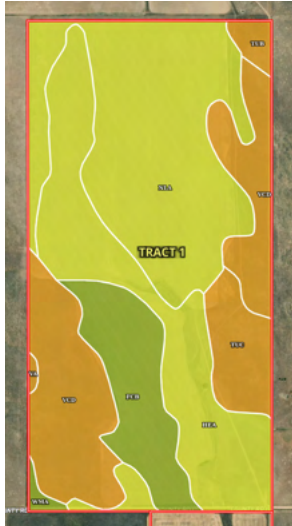
Property Location Map



Tract 1 Aerial Photo



Tract 1 Soil Map

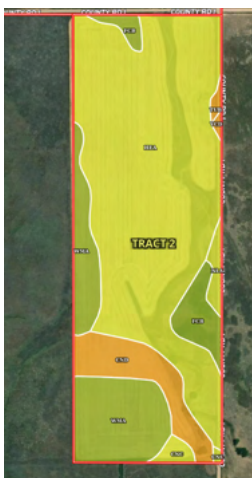


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
NIA	Nunn loam, 0 to 1 percent slopes	107.34	34.14	0	33	4c
HeA	Haverson loam, 0 to 1 percent slopes	77.62	24.69	0	29	4c
VcD	Valent sand, 3 to 9 percent slopes	66.6	21.18	0	10	6e
FcB	Fort Collins loam, 0 to 3 percent slopes	36.23	11.52	0	35	3e
TuC	Truckton loamy sand, 3 to 5 percent slopes	19.2	6.11	0	22	6e
TuB	Truckton loamy sand, 0 to 3 percent slopes	4.48	1.42	0	22	6e
WmA	Weld loam, 1 to 3 percent slopes	2.11	0.67	0	36	3c
Va	Valent sand, 0 to 3 percent slopes	0.84	0.27	0	10	6e
TOTALS		314.42(*)	100%	-	26.5	4.46

Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HeA	Haverson loam, 0 to 1 percent slopes	76.05	64.76	0	29	4c
WmA	Weld loam, 1 to 3 percent slopes	20.5	17.46	0	36	3c
CnD	Colby-Adena loams, 5 to 9 percent slopes	10.09	8.59	0	27	6e
FcB	Fort Collins loam, 0 to 3 percent slopes	6.5	5.54	0	35	3e
NIA	Nunn loam, 0 to 1 percent slopes	1.82	1.55	0	33	4c
CnC	Colby-Adena loams, 3 to 5 percent slopes	1.6	1.36	0	28	4e
TuB	Truckton loamy sand, 0 to 3 percent slopes	0.56	0.48	0	22	6e
VcD	Valent sand, 3 to 9 percent slopes	0.31	0.26	0	10	6e
TOTALS		117.43(*)	100%	-	30.35	3.96

For Sale By Bid Terms

Minerals: Owner to keep any and all mineral rights.

Taxes: Real estate taxes for 2025 payable in 2026 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on April 30, 2026, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Northern Colorado Title.

Contract and Title: Upon acceptance of the high bids, the bidder(s) will enter into a real estate contract and 10% deposit to Northern Colorado Title. The cost of title insurance will be equally paid by both the Seller and the Buyer(s). The cost of any escrow closing services will be equally paid by the Seller and the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on April 30, 2026, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Northern Colorado Title.

Sale Method: The real estate will be offered in two individual tracts. **Written bids will be received at the office of Scott Dean, PO Box 7, Oshkosh, NE 69154, up to March 31, 2026, at 5:00 PM MST.** Bids should be for the total dollar amount and not per acre.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: Erker Estates LLC.

Tract 1



Tract 2



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