



Offered By:



325 W. Platte Avenue, Fort Morgan, CO  
 Office: (800)889-7816 ~ Fax: (970)867-0801  
 Website: www.mcfeeders.com



**Donald L. Jones**  
 Broker/Manager



**Jackie Reyman**  
 Associate Broker

All information is deemed to be correct, but not guaranteed.



# McFeeders

REALTY APPRAISAL & MANAGEMENT

(970)867-7816 ~ www.mcfeeders.com

Erie Dev. Group

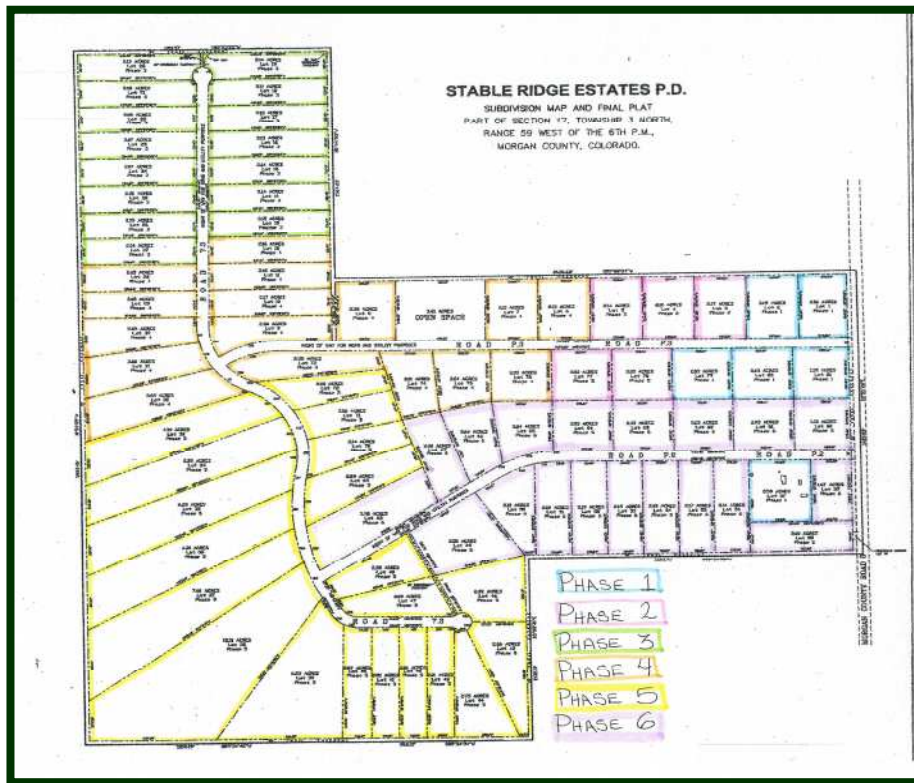
\$22,500. or \$37,500.



Build your dream home in the Stable Ridge Estates  
 Subdivision near Wiggins, Colorado.

Three (3) developed building sites left in Phase 1, and five (5) undeveloped sites in Phase 2 are for sale in this subdivision (each lot approx. 2 acres), located approximately 5 miles southeast of Wiggins, Colorado on County Road P.3.

**TBD County Road P.3 | Wiggins | CO**



### **Building Lots Near Wiggins, CO**

**Build your dream home at Stable Ridge Estates, P.D.!! With close access to I-76 and Highway 34, easily commute to Denver, Greeley or Fort Morgan and only 50 minutes to DIA!! Enjoy the quiet country living that Stable Ridge Estates has to offer.**

**Lots 2, 79 and 80 are the remaining developed lots for sale in Phase 1 of this Planned Development (P.D.). Phase 2 consists of Lots 3-5, 77 & 79 and are priced the same as Phase 1 lots, however these lots are undeveloped. Eventually an additional 4 Phases will be developed in the P.D. which will add another 70 lots ranging from 2 to 12 acres in size.**

**Pricing:** Purchase Phase 1 & 2 Lots with or without a Morgan County Quality Water Tap.

**Lot with tap = \$37,500.**

**Lot without tap = \$22,500.**

### **Property Information**

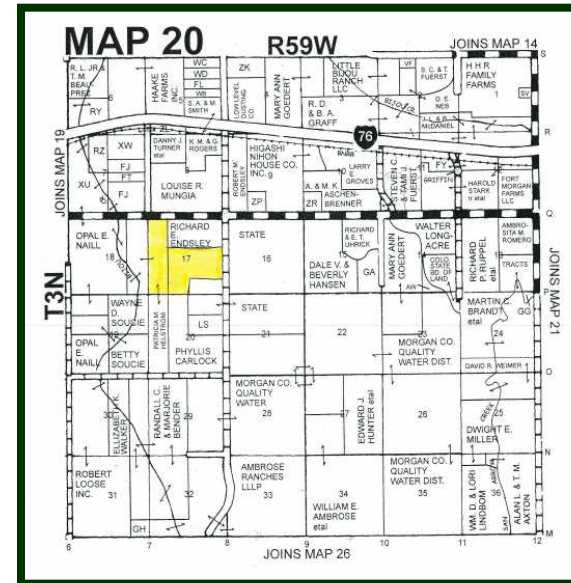
**Lot Size: 2 + Acres**

**Zoning: Residential**

**Nearby Roadways: Interstate 76, Colorado Highway 34, Colorado Highway 52, Colorado Highway 39**

**Nearby Businesses: Stub's Gas and Oil, Longmeadow Event Center, Colorado Department of Transportation Rest Area**

**Taxes: \$23.04 Total (Phase 1 & 2 Lots)**



### **Terms**

**Earnest Money: \$1000.00, payable to McFeeders Realty, Appraisal & Management, LLC.**

**Inclusions: Morgan County Quality Water Tap (if purchased with lot); utilities at lot available.**

**Exclusions: Any and all items of a personal nature owned by Seller, Tenant, or third party, shall be excluded from this sale, all of which will be removed prior to closing.**