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DEVELOPERS OF AGRICULTURE

County Road 98



Pierce, CO

**644 acres +/-
\$1,200,000**

DESCRIPTION: Dryland farm for grazing, hunting or new homesite. Excellent views and easy access to Hwy 85. The property has live water, windmill for cattle and great fences. Power is at the southwest corner of the ranch. Rarely does a contiguous block come to market this close to Hwy 85.

LOCATION: 7.5 miles east of Hwy 85 on CR 98

WATER: None

MINERALS: Seller shall retain all mineral rights

ZONED: Ag

TAXES: \$241.84/2020

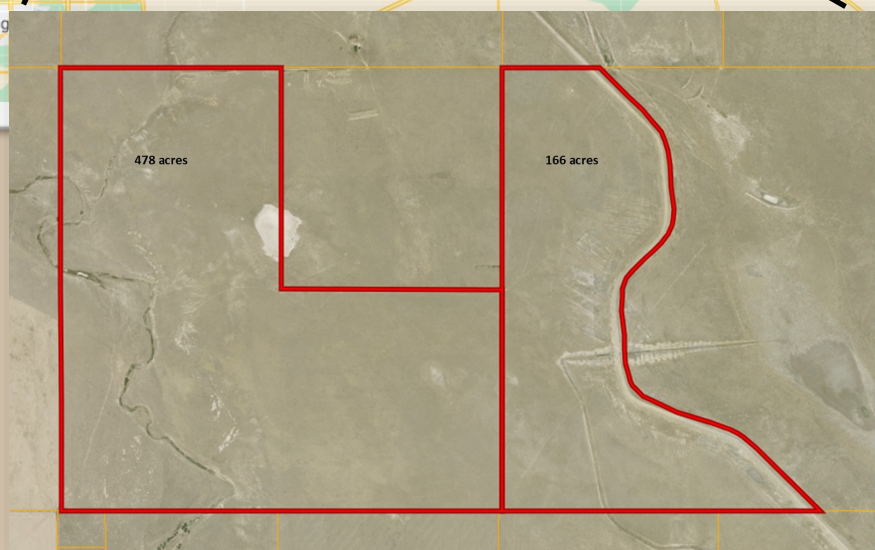
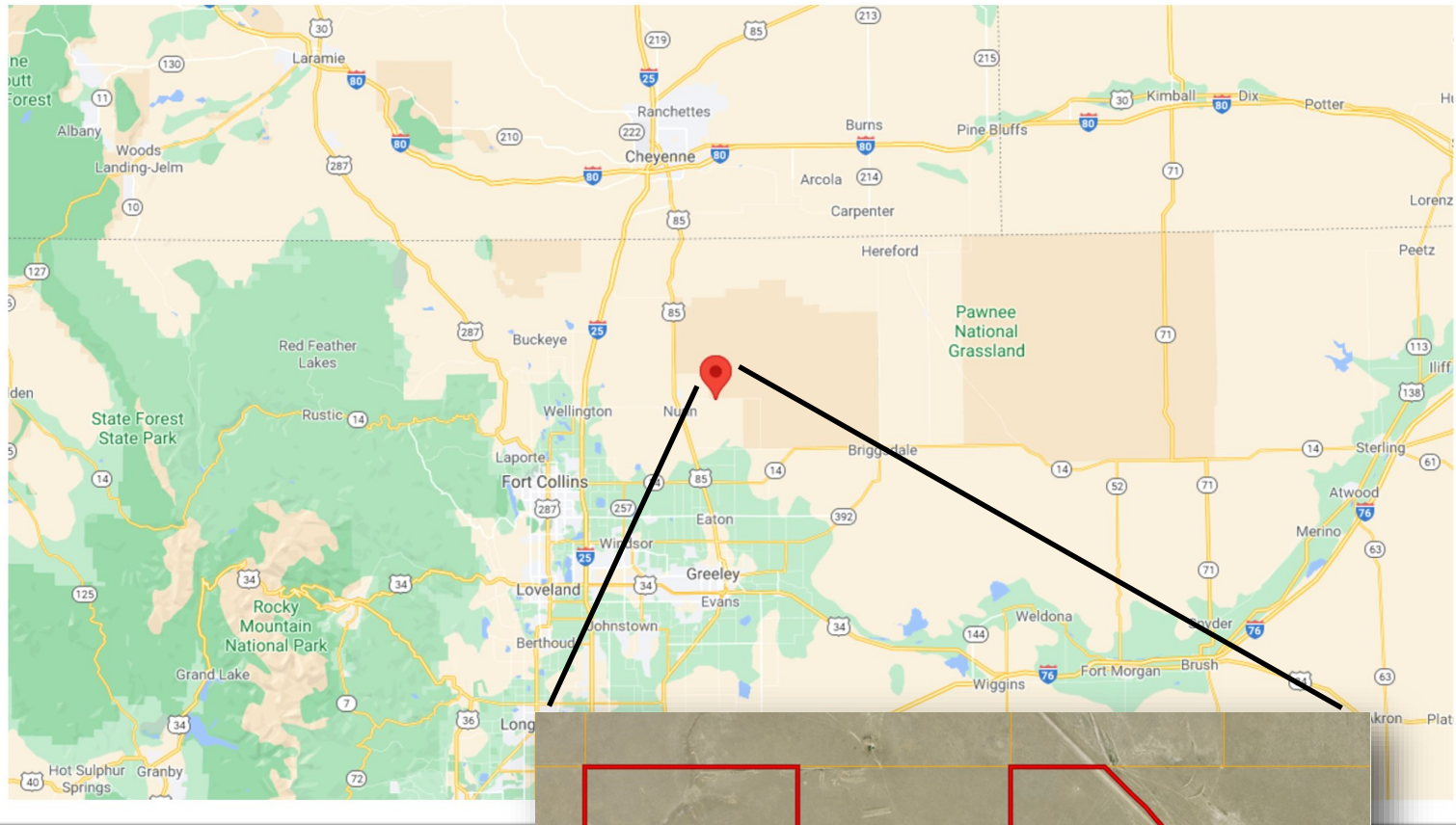
LEGAL: W2 SE4 34-9-65 and PT of W2 35-9-65



**RYAN
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