



AGPROfessionals

DEVELOPERS OF AGRICULTURE

County Road 104



Nunn, CO

80acres +/-

\$295,000

DESCRIPTION: 80-acre site for new home build or grazing land. Beautiful mountain views located a half mile from the Pawnee National Grasslands. Peaceful setting with excellent mountain views and convenient access to Highway 85, Northern Colorado, Wyoming, and surrounding areas. Under CRP until September 2021.

LOCATION: From Hwy 14 in Ault, east to CR 39 then north past CR 102

WATER: A well will need to be permitted and drilled

MINERALS: Seller shall retain all mineral rights

ZONED: Ag

TAXES: \$TBD/2020 (recently split)



**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

AGPROS.COM
3050 67th Avenue, Greeley, CO

303.883.7080 Ryan@Agpros.com

