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DEVELOPERS OF AGRICULTURE



80 Acres +/-
Briggsdale, CO
\$225,000

Comments: Secluded pasture with great mountain view overlooking Crow Creek. Mineral rights included! Owners are willing to divide into 40-acre parcels if desired. Additional acreage available, with a residence and professional equine facility.

Legal: 81.21 acres of vacant land being in the West 1/2 of the Southeast 1/4 Section 9, Township 8 North, Range 62 West of the 6th P.M.

Taxes: \$TBD/2019 (recently split)

Water: A well will need to be permitted and drilled

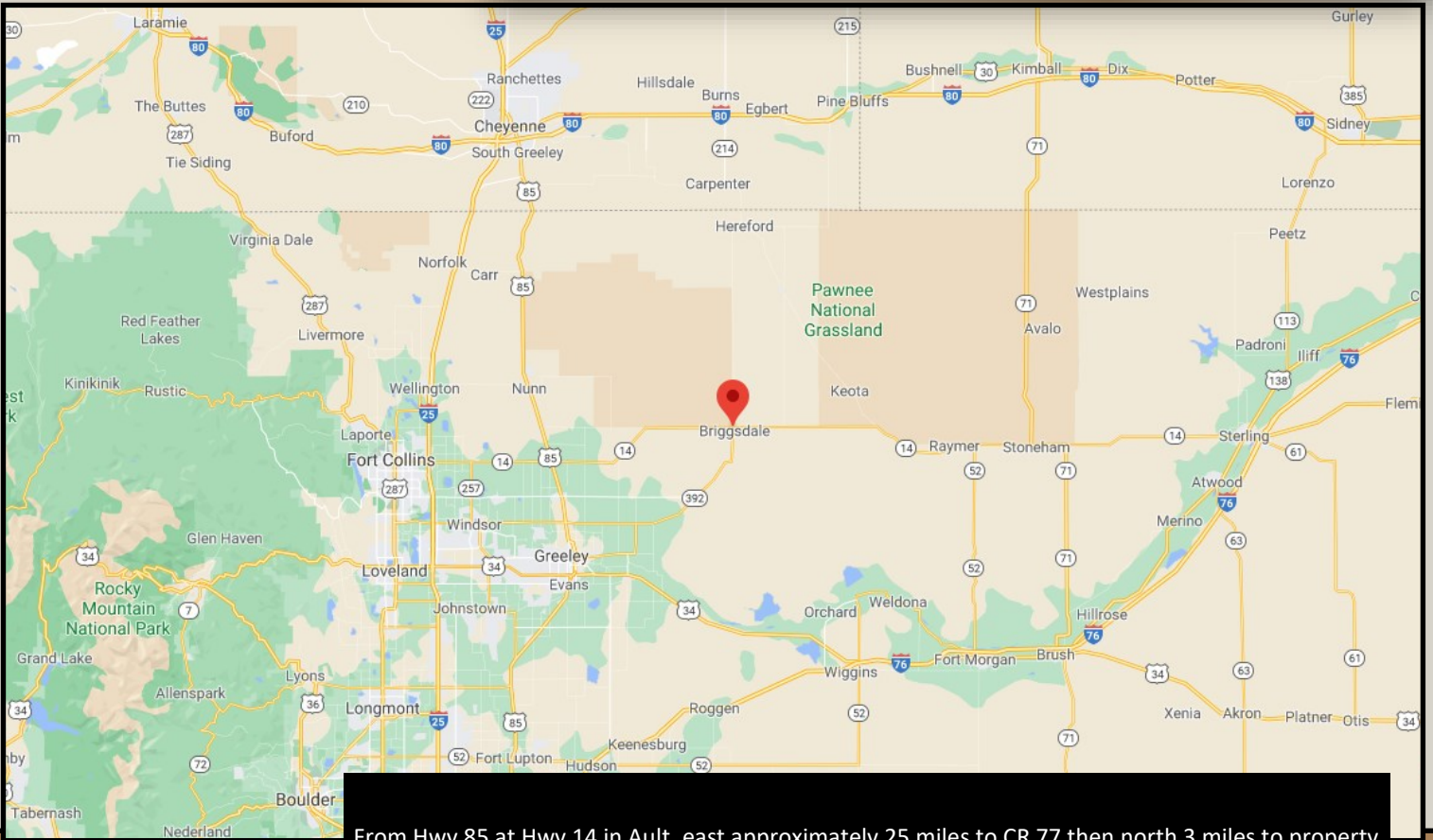
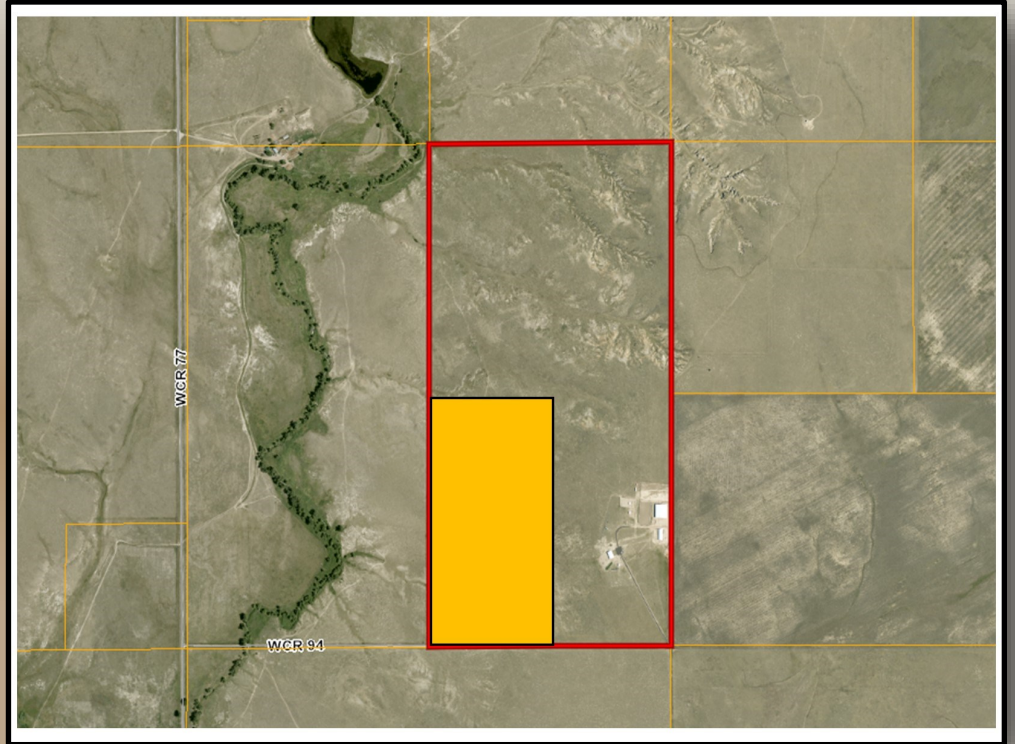
All oil, gas and mineral rights are included



**RYAN
HOSTETLER**
Accredited Land Consultant

AGPROS.COM
3050 67th Avenue, Greeley, CO

720.684.4111 Ryan@Agpros.com



From Hwy 85 at Hwy 14 in Ault, east approximately 25 miles to CR 77 then north 3 miles to property



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