

AGPROfessionals

DEVELOPERS OF AGRICULTURE



Nunn, CO
35 acres +/-
\$250,000

County Road 104

DESCRIPTION: 35-acre parcel for new build. Nice views of the Front Range and conveniently located near Highway 85, Northern Colorado and Wyoming. A well will need to be drilled for water supply. 3 phase power available and paved road to the south of the property. A pipeline plan is in place for this area within the next 4 years.

LOCATION: From Hwy 85 north of Nunn, west on CR 104 1 mile to CR 27

WATER: A well will need to be permitted and drilled

MINERALS: Seller shall retain all mineral rights

ZONED: Ag

TAXES: \$TBD/2020 (recently split)

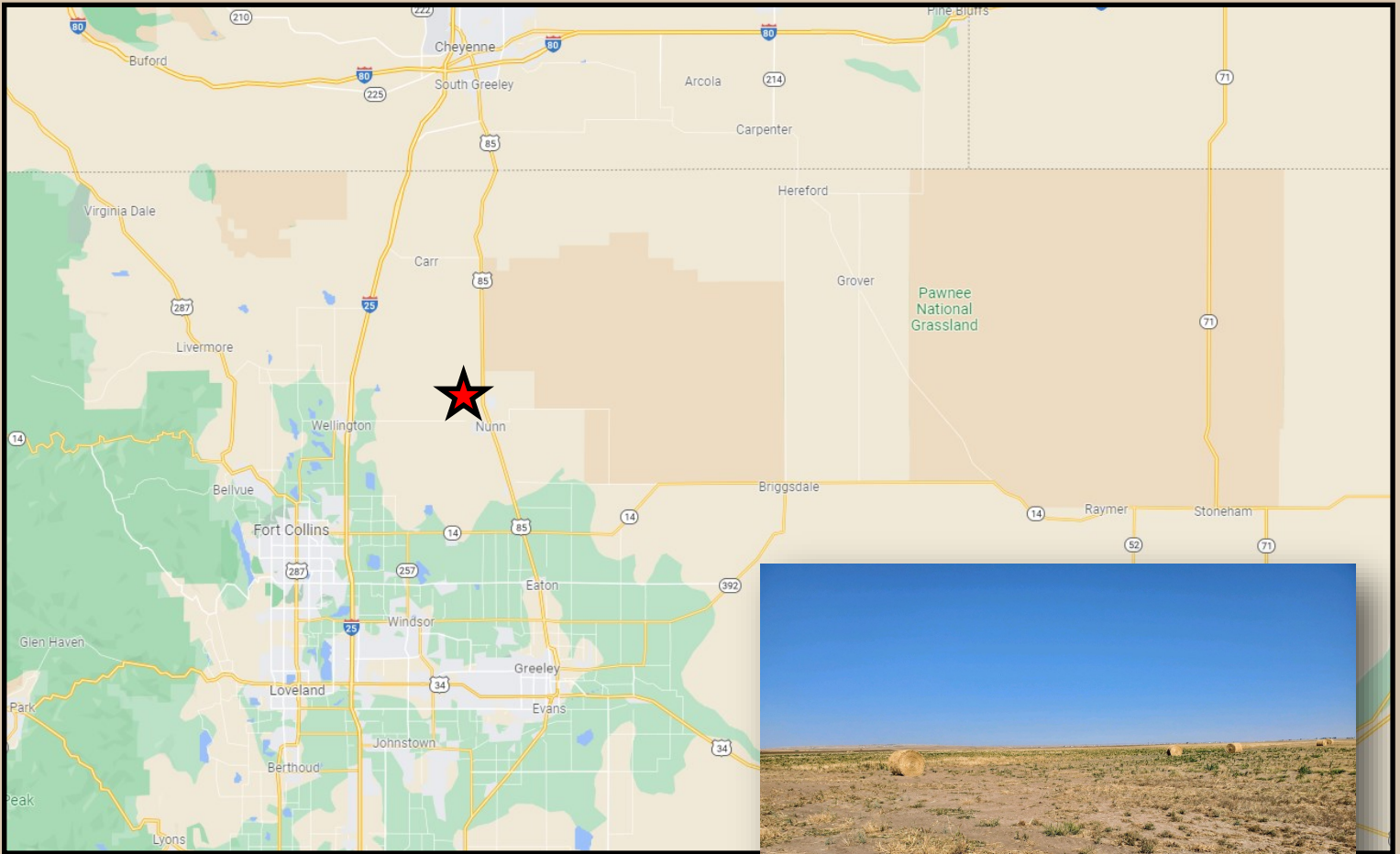
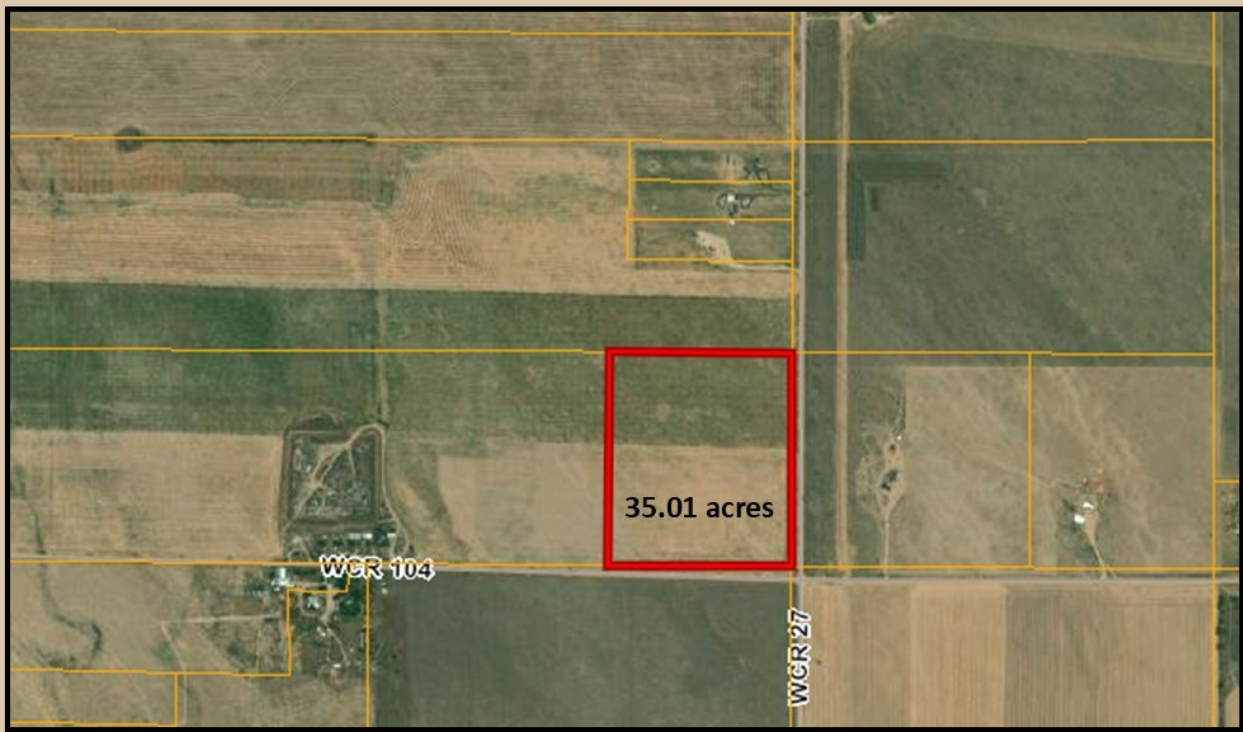
LEGAL: 35.1 acres lying in the South 1/2 of the South 1/2 of Section 18, Township 9 North, Range 66 West



**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

AGPROS.COM
3050 67th Avenue, Greeley, CO

303.883.7080 Ryan@Agpros.com



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