



AGPROfessionals

DEVELOPERS OF AGRICULTURE



County Road 102 Nunn, CO 36 acres +/-

Lot 6 - \$139,000

DESCRIPTION: 36 beautiful acres on County Road 102, with great mountain views and located just a few miles from Nunn. The backside of the lot is within walking distance of the Pawnee National Grasslands on County Road 39. Power is approximately 1,800 feet away and high speed internet available through Nunn Telephone.

LOCATION: From Hwy 85 north of Nunn, east on CR 100 approximately 4 1/2 miles to County Road 37 and then north to CR 102.

WATER: A well will need to be permitted and drilled

MINERALS: Seller shall retain all mineral rights

ZONED: Ag

TAXES: \$68.62/2022

LEGAL: Lot 6 being part of the Southeast 1/4 of Section 19, Township 9 North, Range 65 West of the 6th P.M.



**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

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The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

