

AGPROfessionals

DEVELOPERS OF AGRICULTURE



County Road 102
Nunn, CO
35 acres +/-

Lot 6 - \$195,000



DESCRIPTION: Nice 35-acre parcel ready for your new home build. Peaceful setting with excellent mountain views, and convenient access to Highway 85, Northern Colorado, Wyoming, and the surrounding areas. Land owner to the west is building and as a result, power will now be closer to these lots.

LOCATION: From Hwy 85 north of Nunn, east on CR 102 approximately 4 1/2 miles

WATER: A well will need to be permitted and drilled

MINERALS: Seller shall retain all mineral rights

ZONED: Ag

TAXES: \$TBD/2020 (recently split)

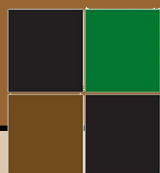
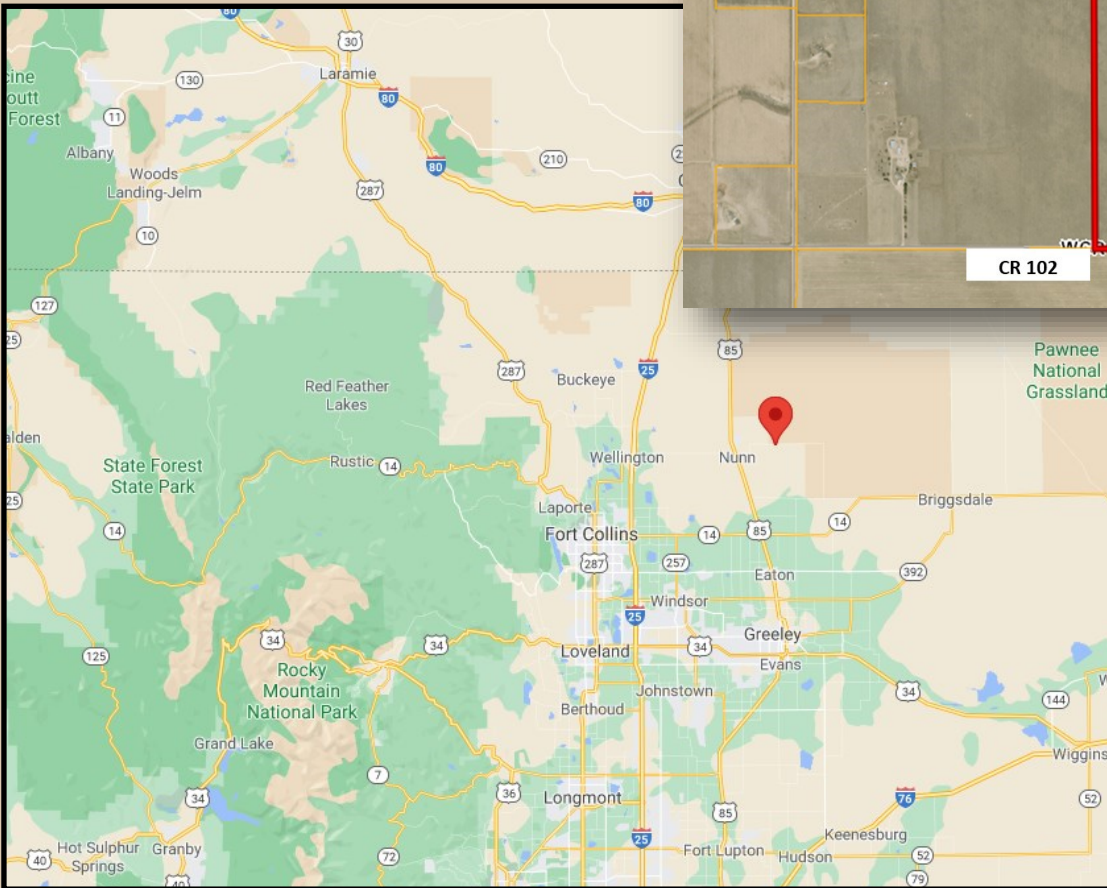
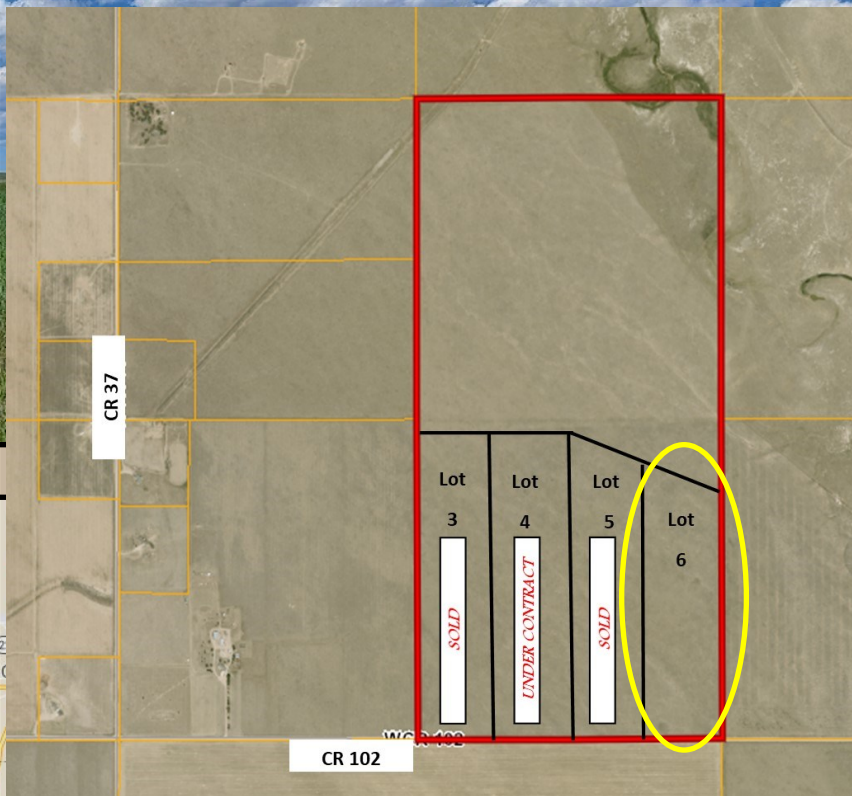
LEGAL: Lot 6 being part of the East 1/2 of Section 19, Township 9 North, Range 65 West of the 6th P.M.



**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

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