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Parcel 4
County Road 102/CR 39
Nunn, CO

50.51 acres +/-
\$142,000

DESCRIPTION: 50-acre parcel of level and secluded land ready for your new home build. This lot borders the Pawnee grasslands on the east side and has beautiful mountain views to the west. Located 6 miles east of Hwy 85 with convenient access to Northern Colorado, Wyoming, and the surrounding areas. Access is north of CR 102 on unmaintained County Road 39.

LOCATION: From Hwy 85 north of Nunn, east on CR 102 approximately 4 1/2 miles then north on CR 39

WATER: A well will need to be permitted and drilled

MINERALS: Seller shall retain all mineral rights

ZONED: Ag

TAXES: \$TBD/2022 (recently split)

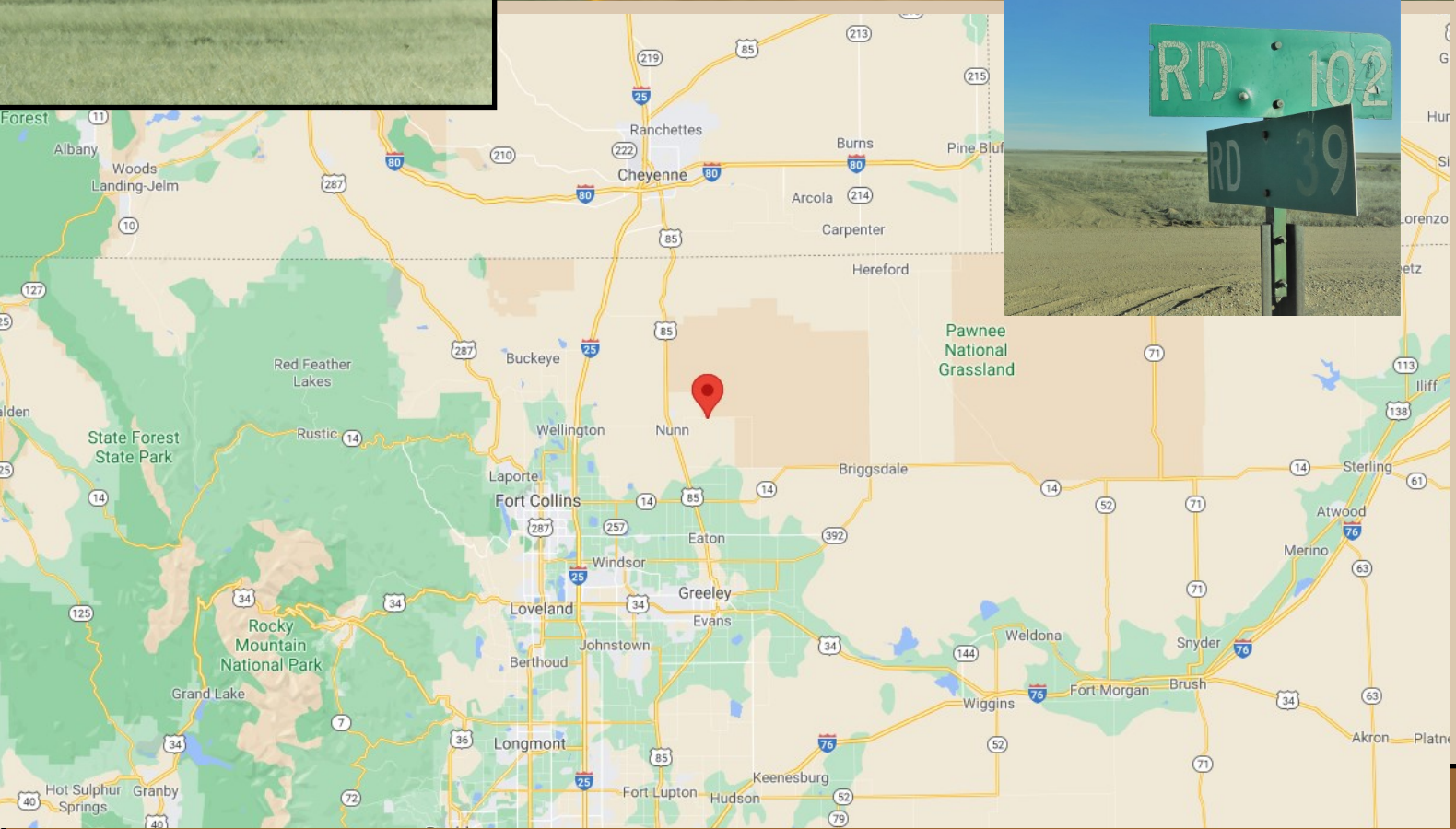
LEGAL: Parcel 4 being part of the East 1/2 of Section 19 and part of the Southwest 1/4 of Section 20, all in Township 9 North, Range 65 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 045719100022 containing 50.51 acres more or less



**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

AGPROS.COM
3050 67th Avenue, Greeley, CO

303.883.7080 **Ryan@Agpros.com**



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