

AGPROfessionals

DEVELOPERS OF AGRICULTURE

County Road 24.5
Platteville, CO
127.61 acres

\$1,400,000



DESCRIPTION: Nice large parcel for a new home build or farm. Excellent location with great views and an irrigation well

WATER: Irrigation Well Permit # 833 (A domestic well will need to be permitted and drilled for residential use)

MINERALS: Seller shall retain all mineral rights

ZONED: Ag

TAXES: \$1,687/2021

LEGAL: Lot D of Recorded Exemption No. 1311-2-1 RECX13-0037, being part of the Northeast 1/4 of Section 2, Township 2 North, Range 67 West of the 6th P.M. Identified by Weld County Assessor Parcel No.131102100037 containing 127.61 acres more or less.

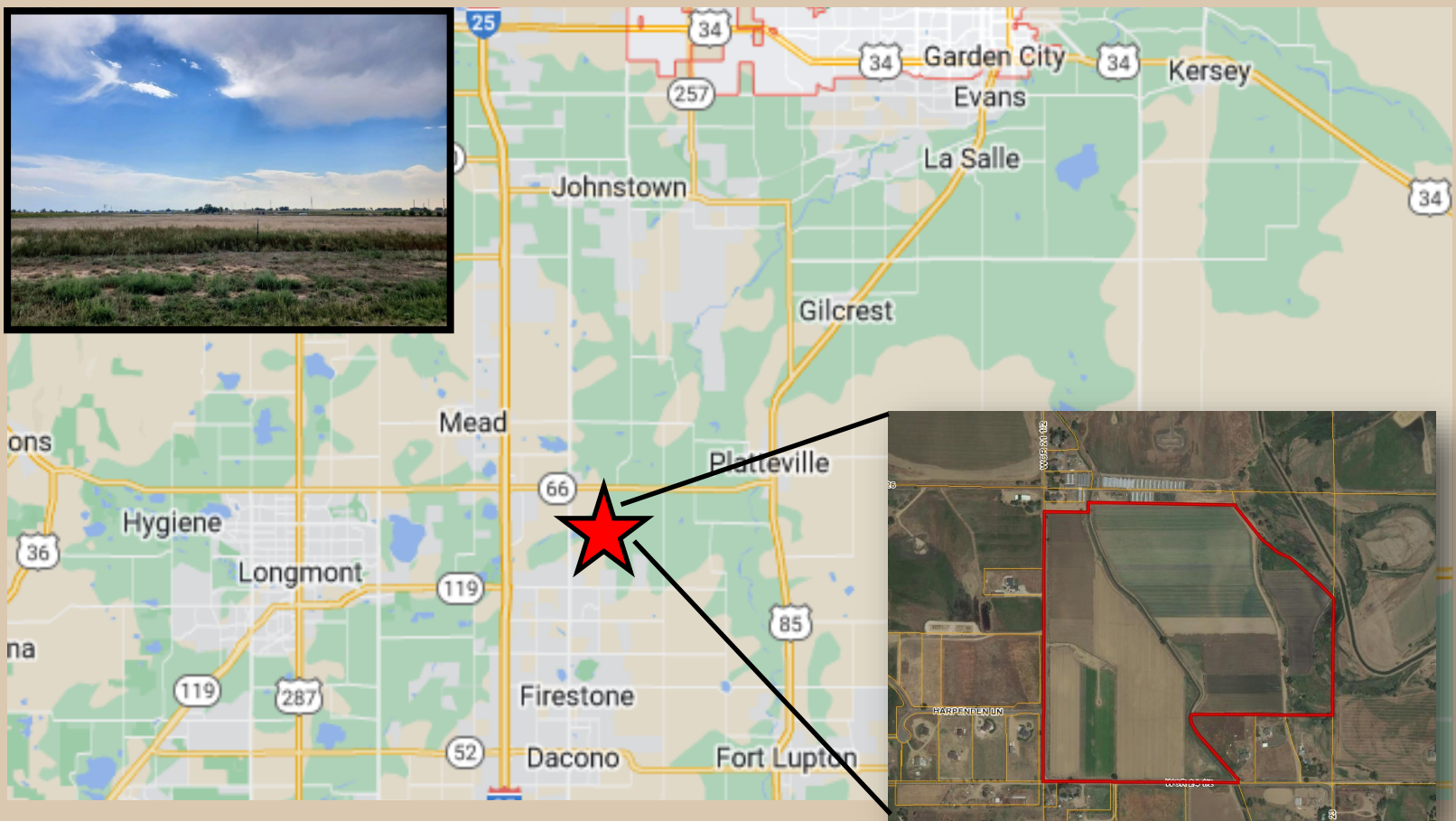


**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

AGPROS.COM

3050 67th Avenue, Greeley, CO

303.883.7080 Ryan@Agpros.com



**From Hwy 85, west on CR 28 to CR 21.5 then south to CR 24.5,
property is located between CR 26 and CR 24.5 on the east side of CR 21.5**