

# AGPROfessionals

## DEVELOPERS OF AGRICULTURE



## *Parcel 2 - County Road 19/24*

**Ft. Lupton, CO**

**36.3 acres +/-**



**DESCRIPTION:** Located just east of Firestone and minutes to I- 25. This parcel offers great views to the west and is accessible from a paved County Road.

**MINERALS:** Seller shall retain all mineral rights

**WATER:** A CWCWD Budget tap will be provided

**ZONED:** Ag

**TAXES:** TBD/2022

**LEGAL:** Parcel 2 located in Section 10, Township 2 North, Range 67 West of the 6<sup>th</sup> P.M. Full legal description to be determined upon completion of Recorded Exemptions in progress.

**\$275,000**



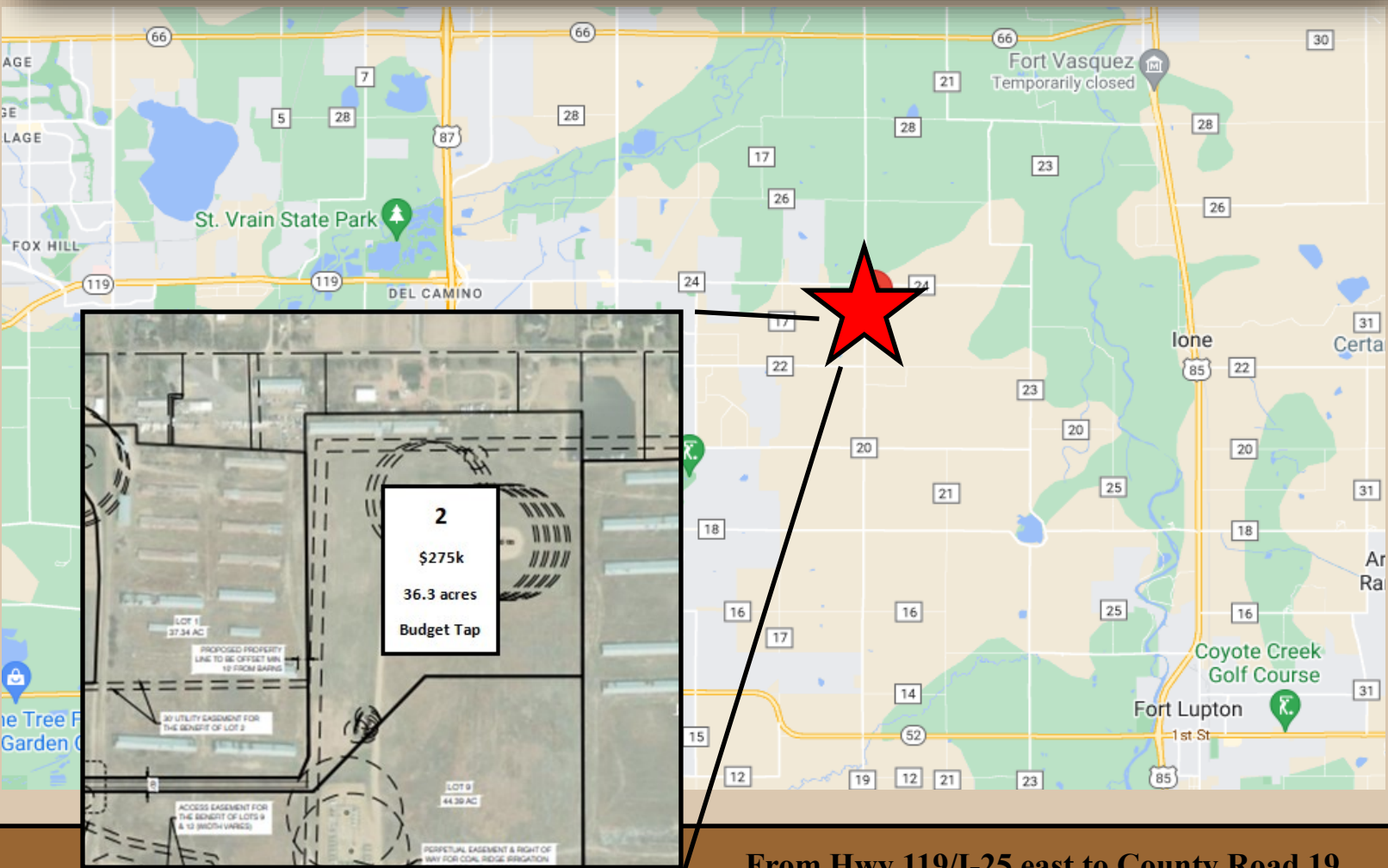
**RYAN  
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*The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.*



**From Hwy 119/I-25 east to County Road 19  
then south approx. 1/3 mile**