

AGPROfessionals

DEVELOPERS OF AGRICULTURE

County Road 49 & CR 51

Ault, CO

37- 43 acres +/- parcels



Lots 1, 2 or 7 - \$219,000

Lots 3, 4, 5 or 6 - \$199,000

Lot 8 - \$209,000

Lot 9 - \$214,000

DESCRIPTION: Nice sized acreages for building sites or pasture. Conveniently located east of Hwy 85 with power not far from the properties. Great mountain views to the west and no covenants or restrictions.

LOCATION: From Hwy 85 north of Ault, east on CR 86 approximately 4 miles to CR 49 or CR 51 and north

WATER: A well will need to be permitted and drilled for each parcel

MINERALS: Seller shall retain all mineral rights

ZONED: Ag

TAXES: \$TBD/2020 (recently split)

LEGAL: Lots 1-9 being in the West 1/2 of the Southwest 1/4 and the part of the North 1/2 of Section 31, Township 8 North, Range 64 West of the 6th P.M.

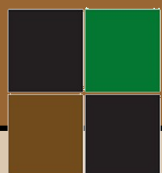
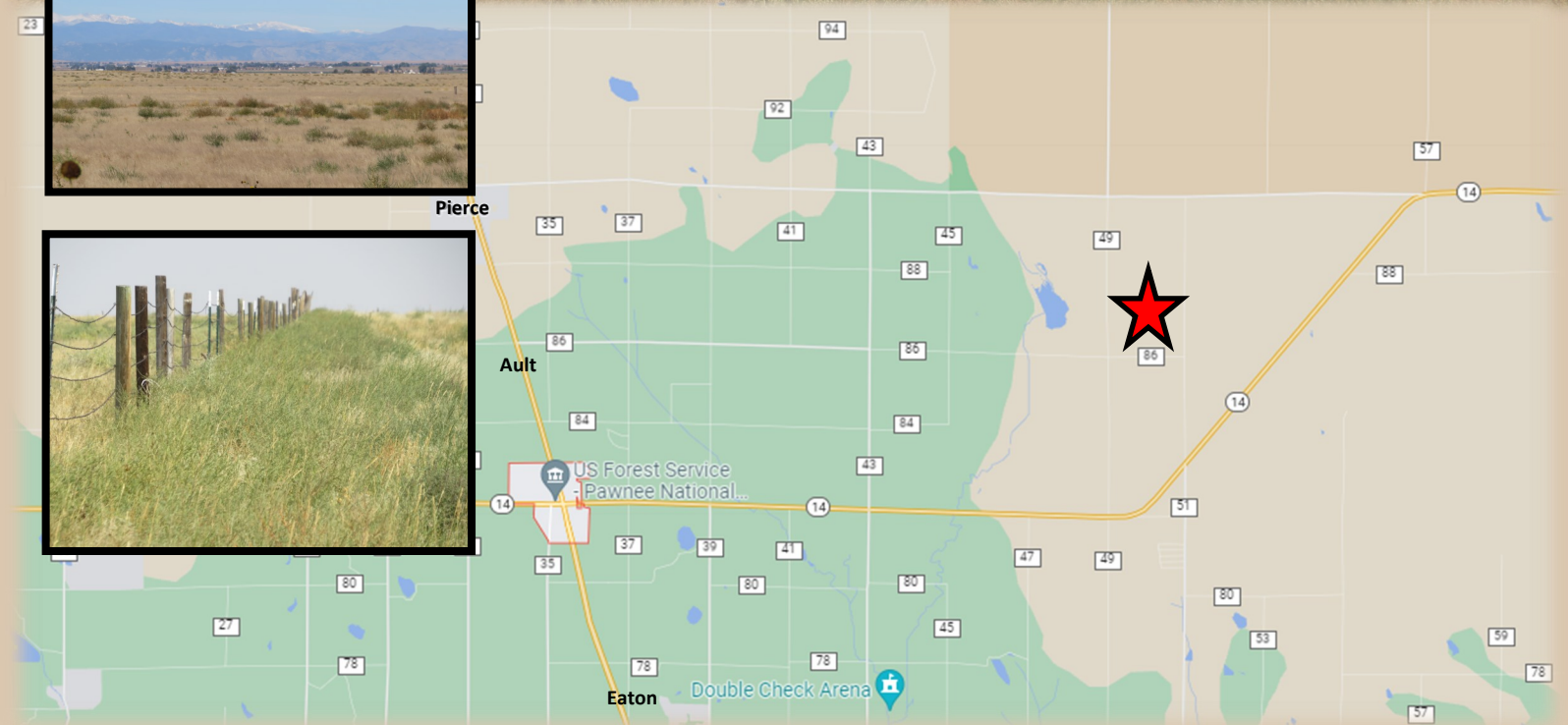


**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

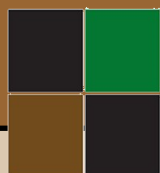
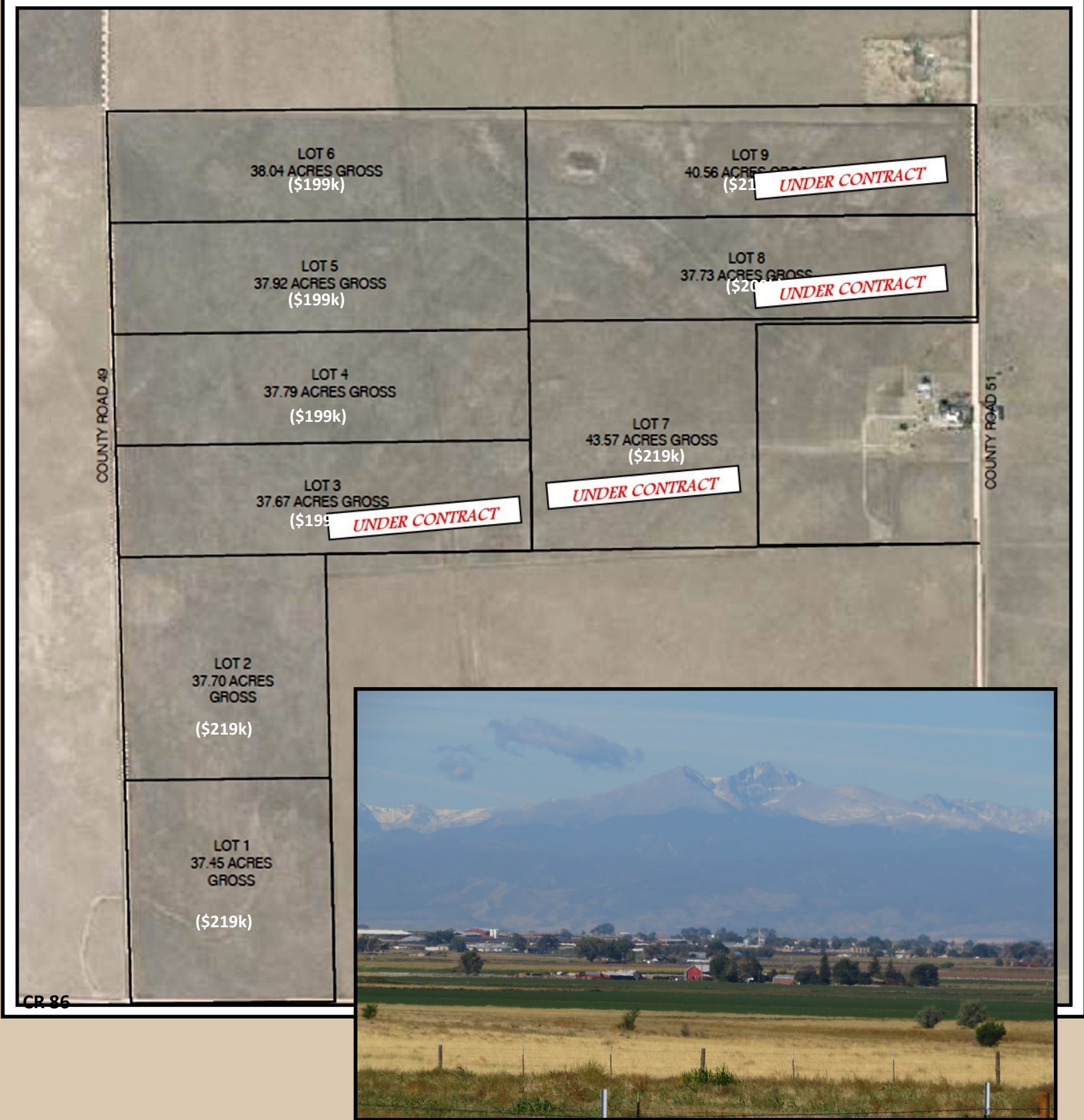
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