



# AGPROfessionals

DEVELOPERS OF AGRICULTURE



**40 Acres +/-**

**Briggsdale, CO**

**\$125,000/parcel**

**Comments:** Two separate 40-acre +/- parcels of raw ground, great location for new build. Unobstructed mountain views overlooking Crow Creek. Additional acreage available, with a residence and professional equine facility.

**Legal:** 81.21 acres of vacant land being in the West 1/2 of the Southeast 1/4 Section 9, Township 8 North, Range 62 West of the 6th P.M.

**Taxes:** \$TBD/2019 (recently split)

**Water:** Wells will need to be permitted and drilled

**All oil, gas and mineral rights are excluded**



**RYAN  
HOSTETLER**

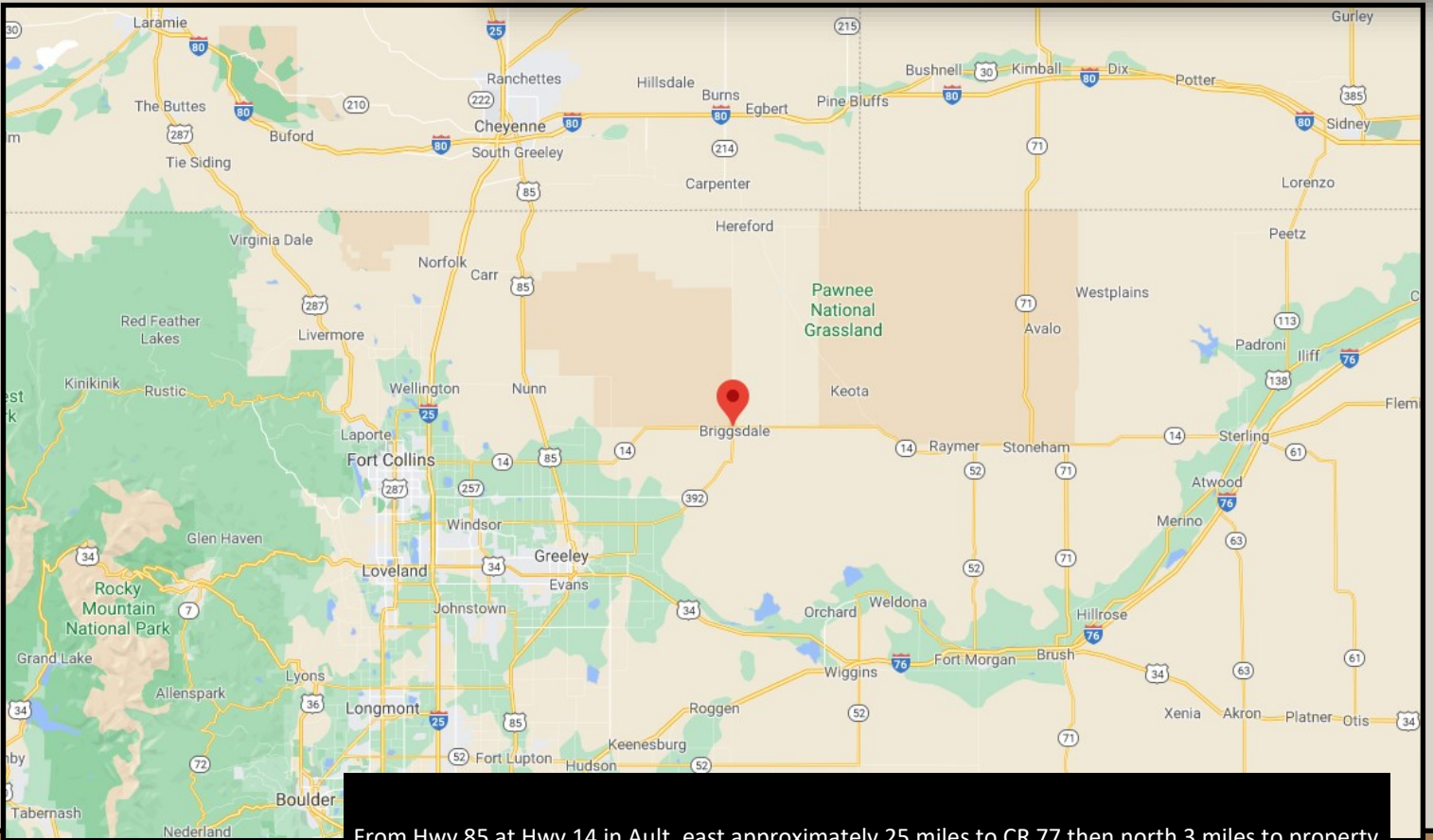
Accredited Land Consultant

**AGPROS.COM**

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From Hwy 85 at Hwy 14 in Ault, east approximately 25 miles to CR 77 then north 3 miles to property



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