



AGPROprofessionals
DEVELOPERS OF AGRICULTURE



**County Road 102
Nunn, CO**

35 acres +/- Parcels
Lot 7/\$159,000
Lot 8/\$189,000



DESCRIPTION: Nice 35-acre parcels ready for your new home build. Peaceful setting with excellent mountain views, and convenient access to Highway 85, Northern Colorado, Wyoming, and the surrounding areas.

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

WATER: A well will need to be permitted and drilled

MINERALS: Seller shall retain all mineral rights

ZONED: Ag

TAXES: \$TBD/2020 (recently split)

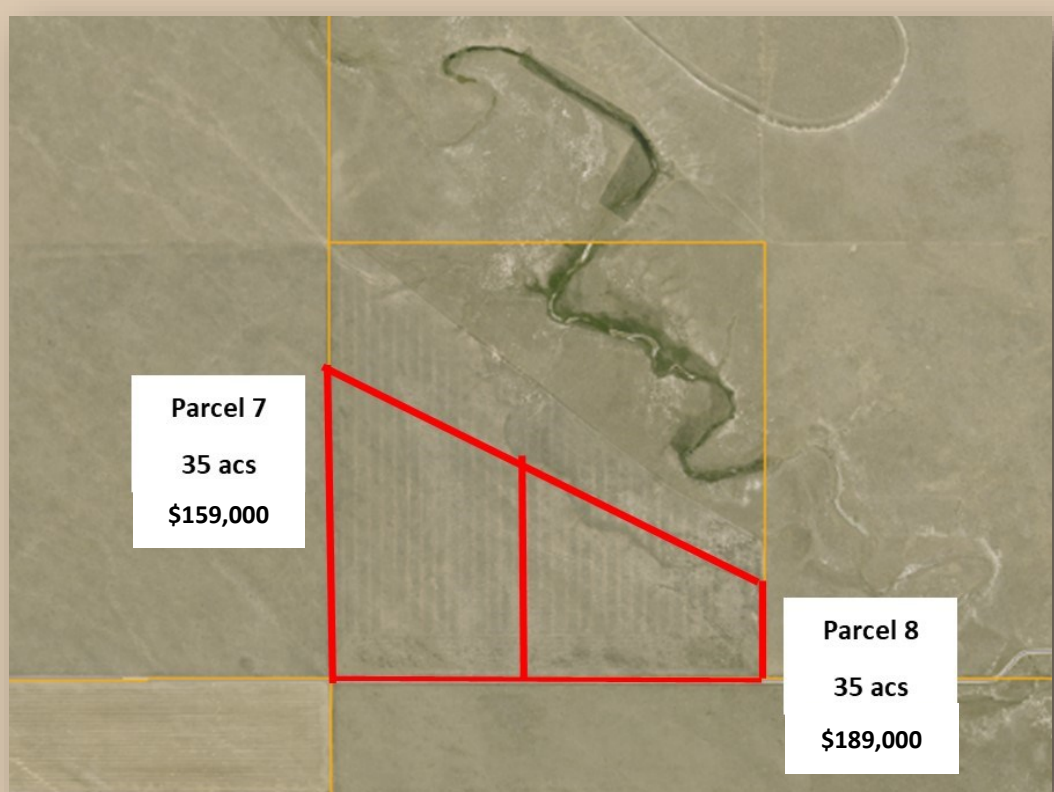
LEGAL: Lot 7 or 8 being part of the Southwest quarter of Section 20, Township 9 North, Range 65 West of the 6th P.M.



**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

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35 acs
\$159,000

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