

AGPROfessionals

DEVELOPERS OF AGRICULTURE

Highway 85 & CR 122

Nunn, CO

520 acres +/-

\$1,716,000



DESCRIPTION: 520 acres located adjacent to Hwy 85 just south of Rockport. Currently used for grazing, rarely does a large parcel come for sale in this area. The fences are in nice condition and water is available for livestock. There is a lot of aggregate mining in the area, this property has aggregate potential. Please call Ryan for a showing.

WATER: A well will need to be permitted and drilled

MINERALS: Seller shall retain all mineral rights

ZONED: Ag

TAXES: \$124.78/2022

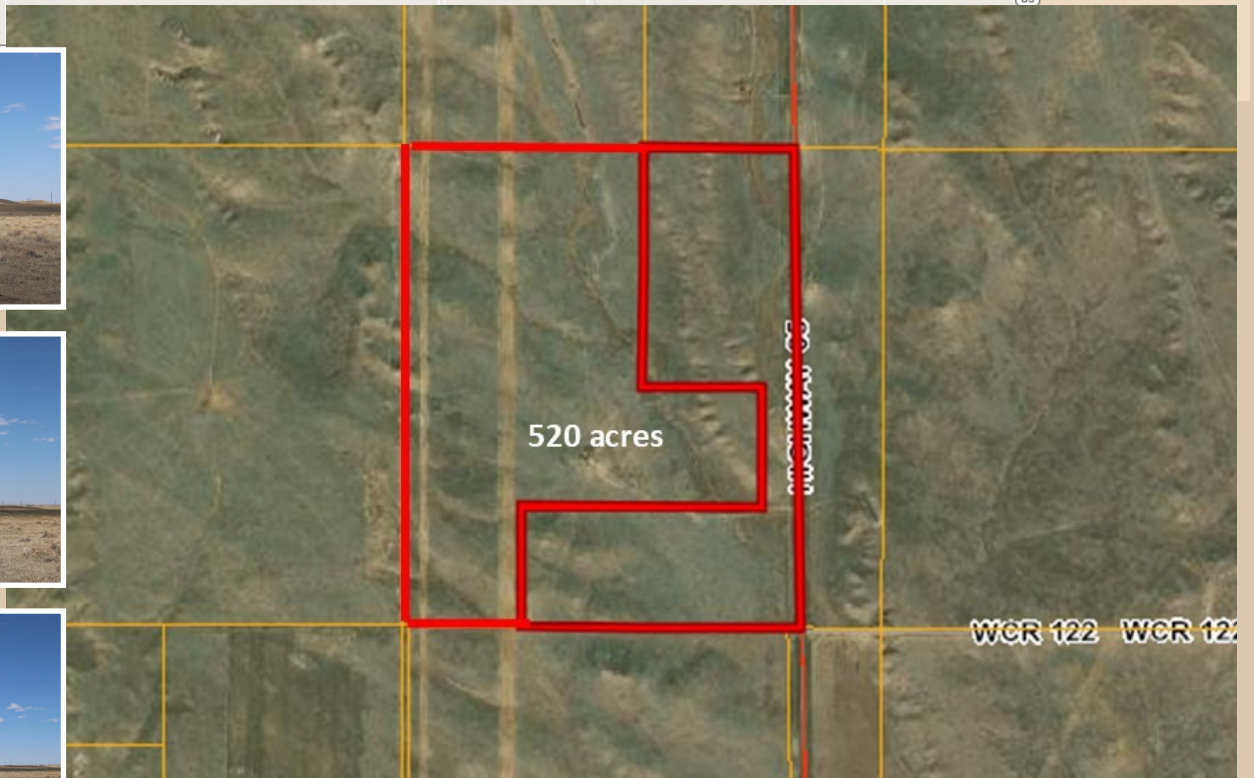
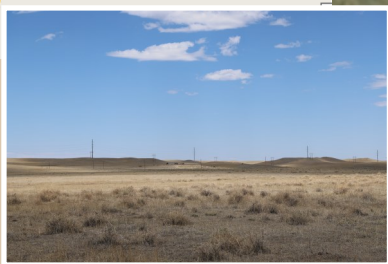
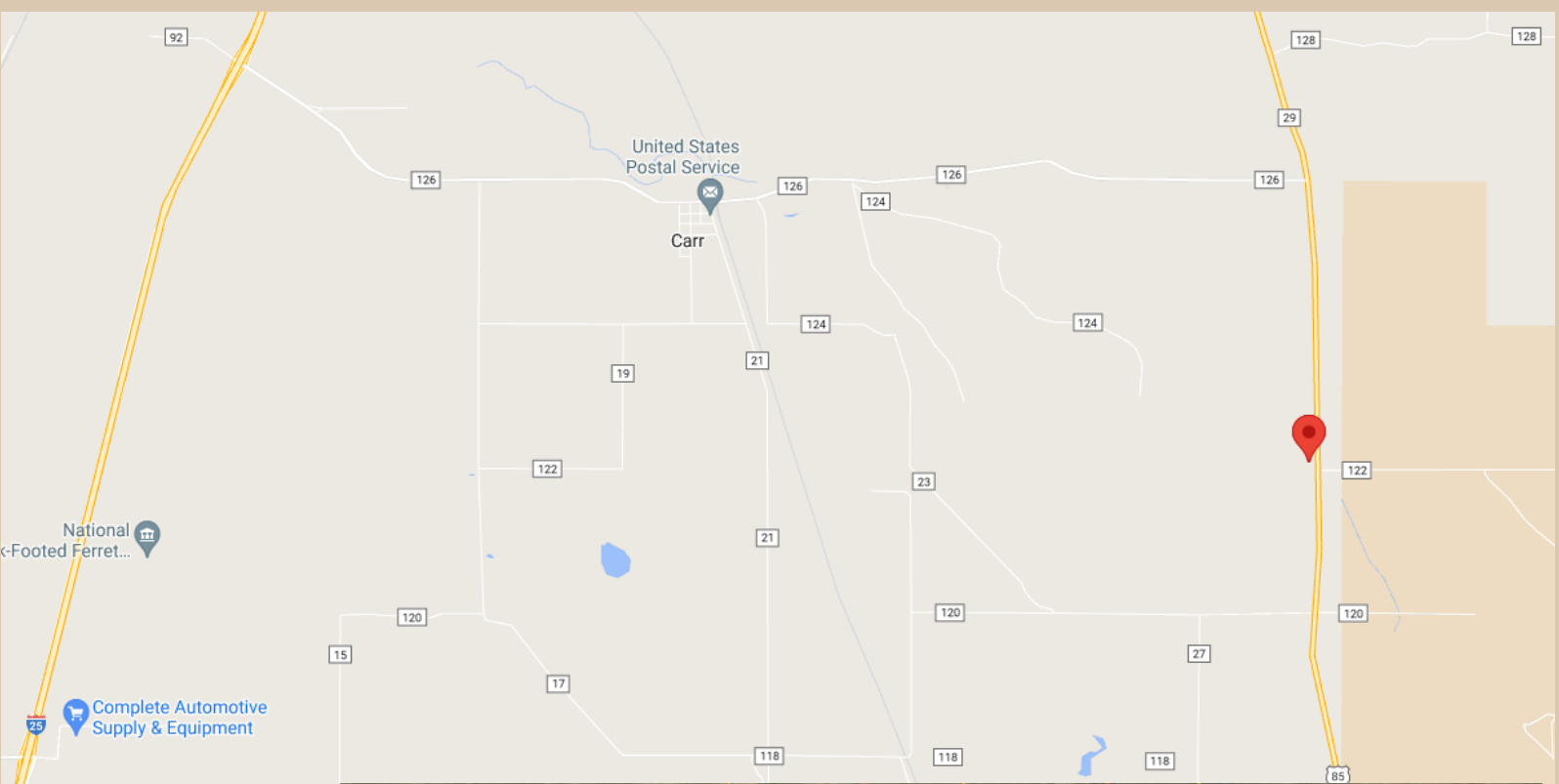
LEGAL: The W2 of the W2 and the NE4 of the SW4 and the E2 of the NW4 and all that part of the NE4 of Section 32, Township 11 North, 66 West of the 6th P.M. and the SE4 of the SW4 and all that part of the S2 of the SE4 lying West of the center line of US Highway #85 as now located in Section 32, Township 11 North, Range 66 West of the 6th P.M. and all that part of the NE4 of the SE4 of Section 32, Township 11 North, Range 66 West of the 6th P.M. the NW4 of the SE4 of Section 32, Township 11 North, Range 66 West of the 6th P.M. Identified by Weld County Assessor Parcel Nos. 020332000004 and 020332000005 containing 520 acres more or less.



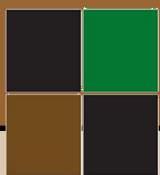
**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

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Located on the Northwest corner of Hwy 85 and CR 122



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