



# AGPRO

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DEVELOPERS OF AGRICULTURE



**160 Acres +/-**  
**Briggsdale, CO**  
**\$375,000**

**Comments:** Secluded pasture with great mountain views overlooking Crow Creek. Parcel is fully fenced and has a livestock well with windmill. Mineral rights included! Owners are willing to divide the 160 acres into 80-acre parcels if desired. More acreage available, with a residence and professional equine facility.

**Legal:** 160.88 acres of vacant land being in Northeast 1/4 of Section 9, Township 8 North, Range 62 West of the 6th P.M.

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

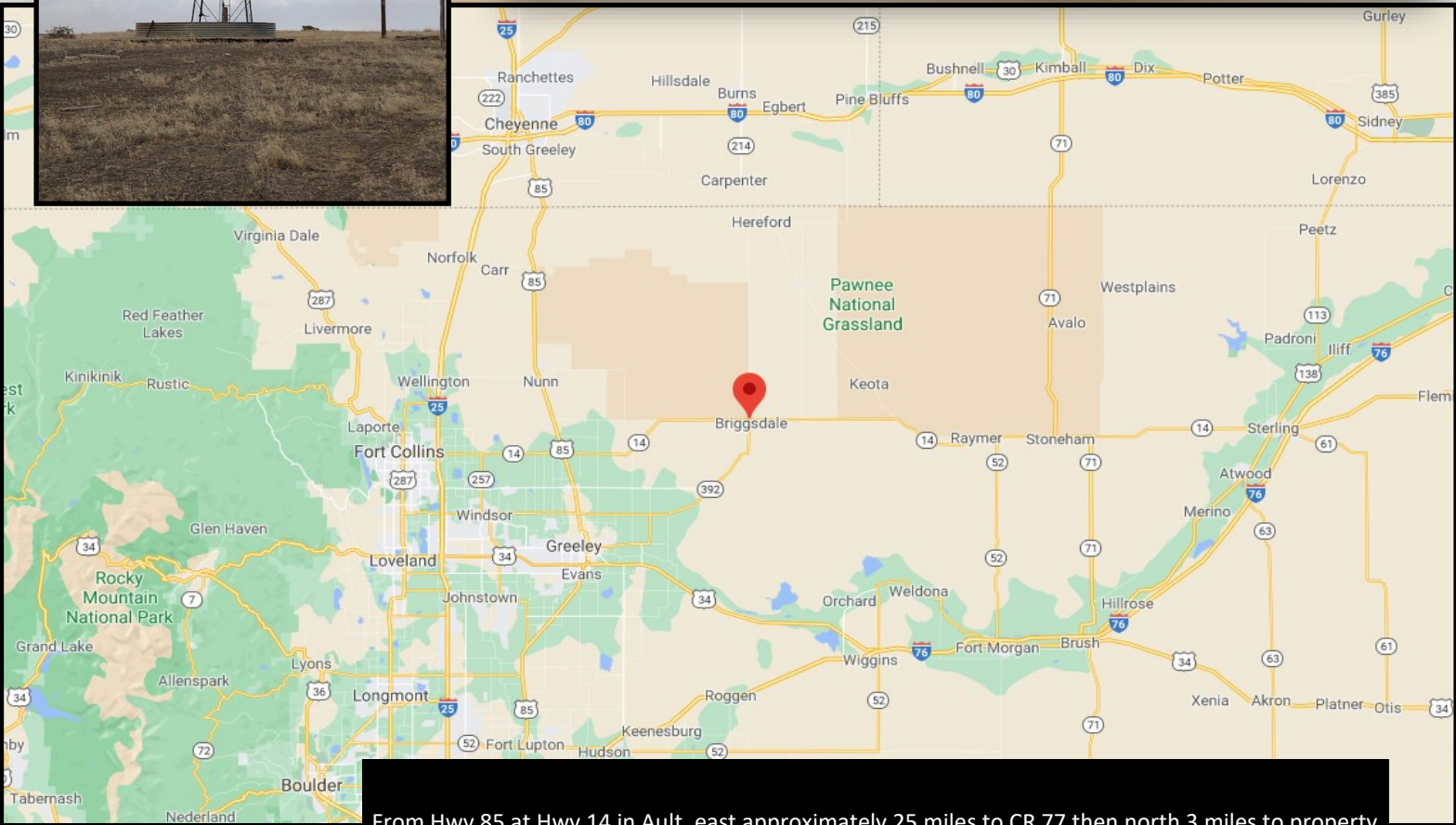
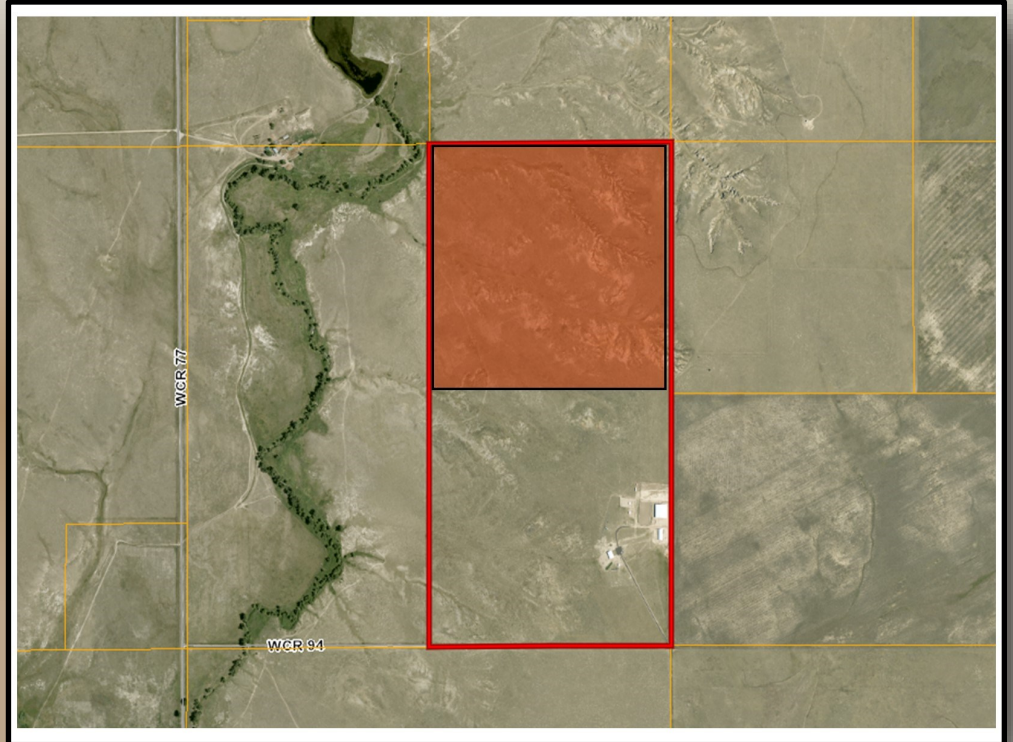
**Water:** Livestock Well



**RYAN  
HOSTETLER**  
Accredited Land Consultant

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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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