

AGPROprofessionals
DEVELOPERS OF AGRICULTURE

Hwy 52/County Road 71



Keenesburg, CO

\$1,300,000

Comments: Highly desirable tract of dryland just east of Prospect Valley. This property consists of 314.55 +/- acres and has 8 recorded exemption lots ready for homes. Rarely does high quality dry land in this area hit the market. Conveniently located off Hwy 52.

Taxes: \$834.98/2022

Water: None

Legal Descriptions: Lots A-D of RE No. 1477-01-3 RE-3804 being part of the West half of the West half of 1-1-63 and Lots A-D of RE No. 1477-01-3 RE-3803 being part of the East half of the West half of 1-1-63

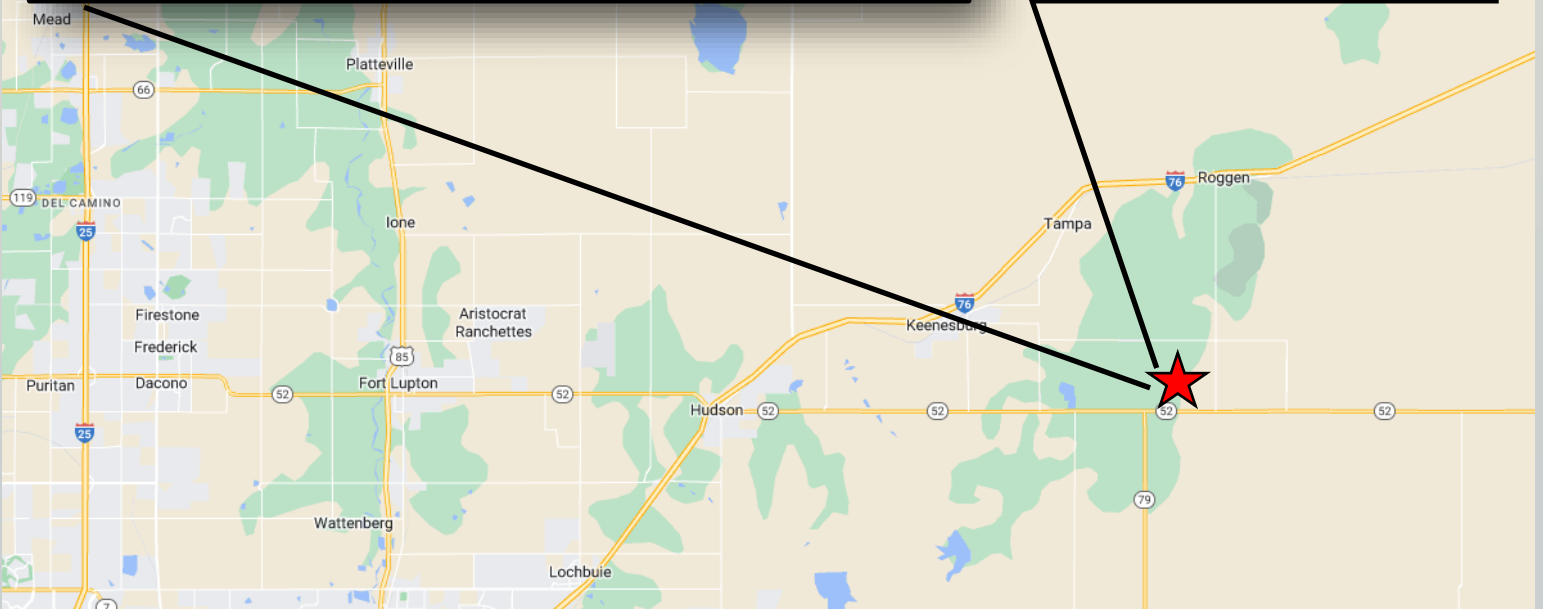
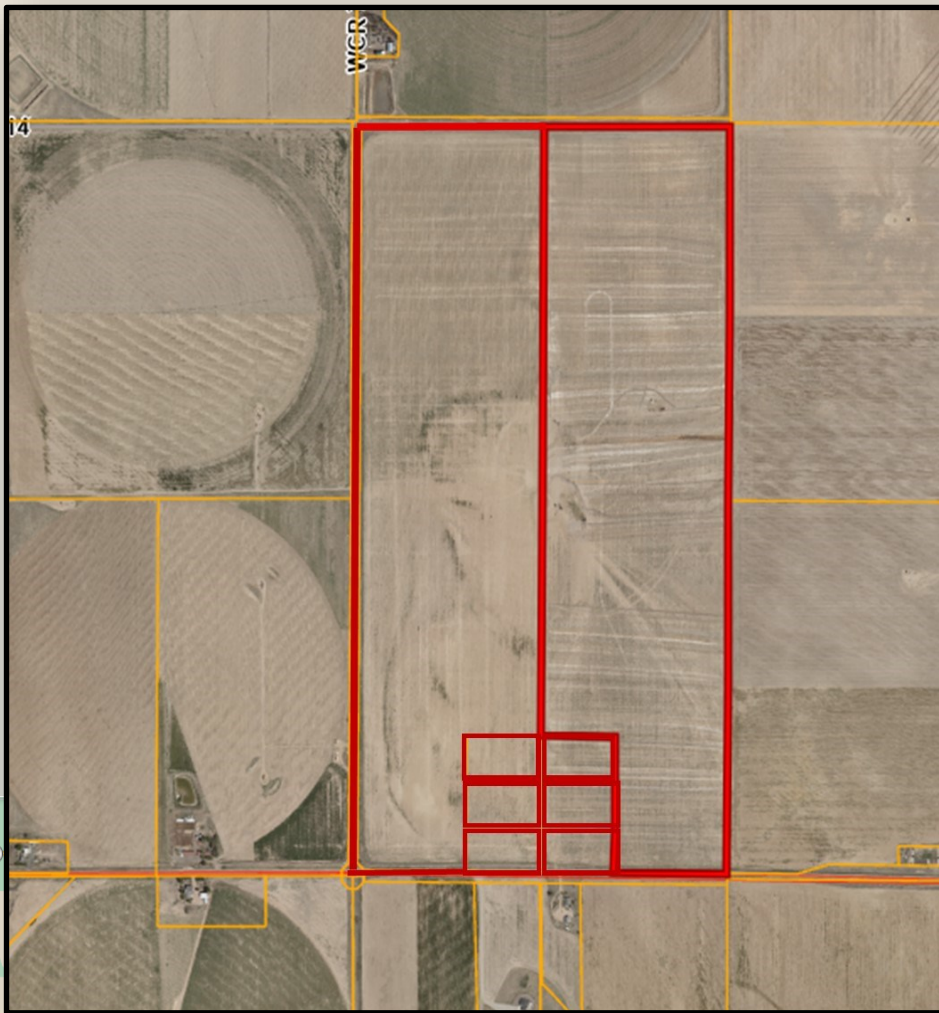
All oil, gas, and mineral rights are excluded

**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

AGPROS.COM
3050 67th Avenue, Greeley, CO

303.883.7080 Ryan@Agpros.com

The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.



From Hudson, east on Hwy 52 approximately 13 miles to CR 71, properties are on the north side of Hwy 52



AGPROprofessionals
DEVELOPERS OF AGRICULTURE