

AGPROfessionals

DEVELOPERS OF AGRICULTURE

Parcel 5

County Road 102

Nunn, CO

35 acres +/-
\$139,000

DESCRIPTION: 35 beautiful acres on County Road 102, with excellent views of the mountains. The backside of this parcel is within walking distance of the Pawnee National Grasslands on CR 39. Power is approximately 1000 ft away with high speed internet available through Nunn Telephone Company.

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

WATER: A well will need to be permitted and drilled

MINERALS: Seller shall retain all mineral rights

ZONED: Ag

TAXES: \$TBD/2022 (recently split)

LEGAL: Parcel 5 being part of the Southeast 1/4 of Section 19, Township 4 North, Range 65 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 045719400018 containing 35.44 acres more or less



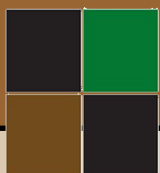
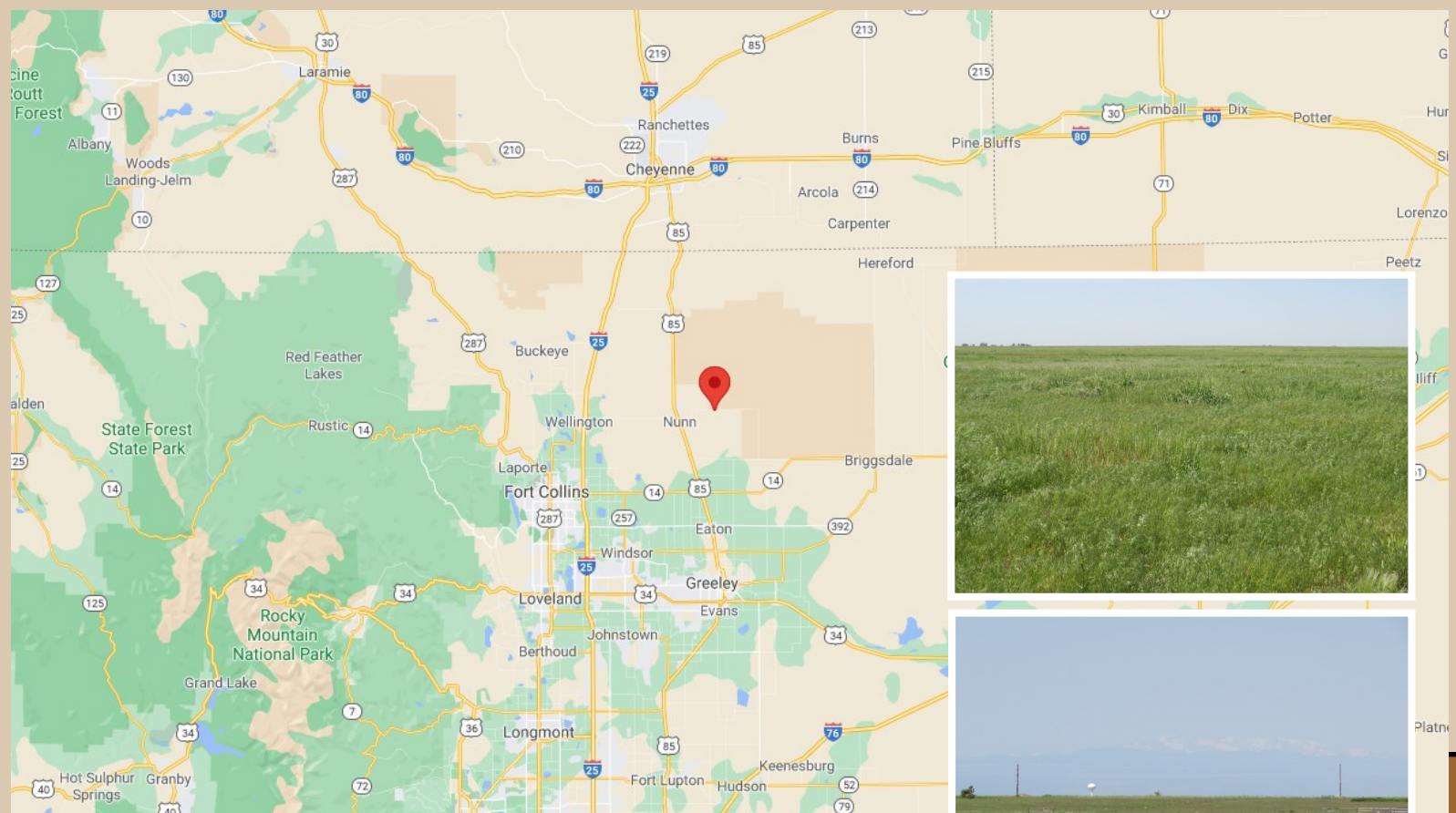
**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

AGPROS.COM
3050 67th Avenue, Greeley, CO

303.883.7080 **Ryan@Agpros.com**



CR 102



AGPROfessionals
DEVELOPERS OF AGRICULTURE