



# AGPROfessionals

DEVELOPERS OF AGRICULTURE

## County Road 104



## Nunn, CO

**80 acres +/-**  
**\$295,000**

**DESCRIPTION:** 80-acre site for new home build or grazing land. Beautiful mountain views located a half mile from the Pawnee National Grasslands. Peaceful setting with excellent mountain views and convenient access to Highway 85, Northern Colorado, Wyoming, and surrounding areas. Under CRP until September 2021. Property has an access easement from CR 102 going north.

**LOCATION:** From Hwy 14 in Ault, east to CR 39 then north past CR 102

**WATER:** A well will need to be permitted and drilled

**MINERALS:** Seller shall retain all mineral rights

**ZONED:** Ag

**TAXES:** \$TBD/2020 (recently split)



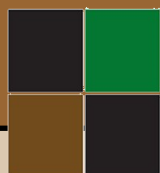
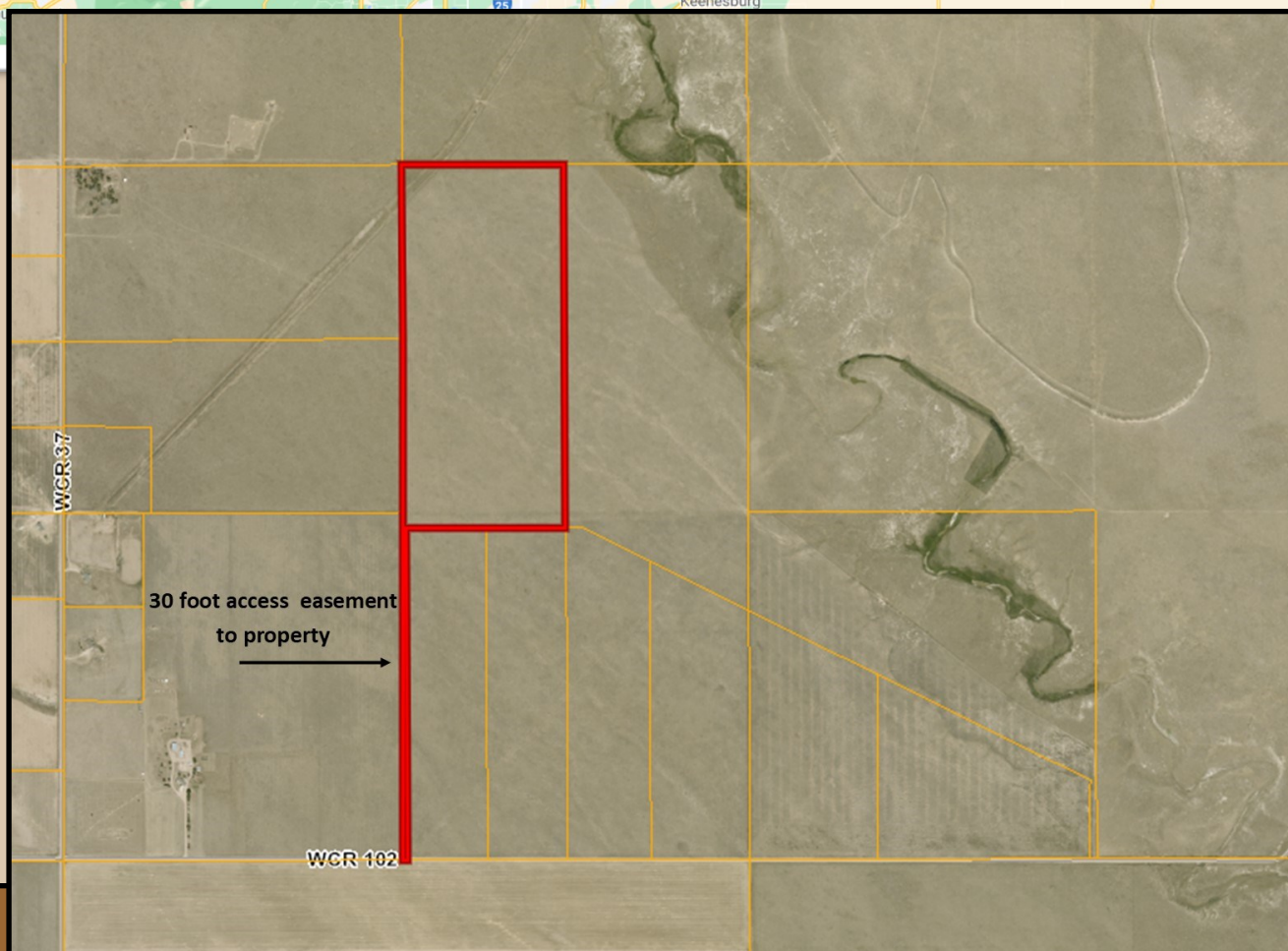
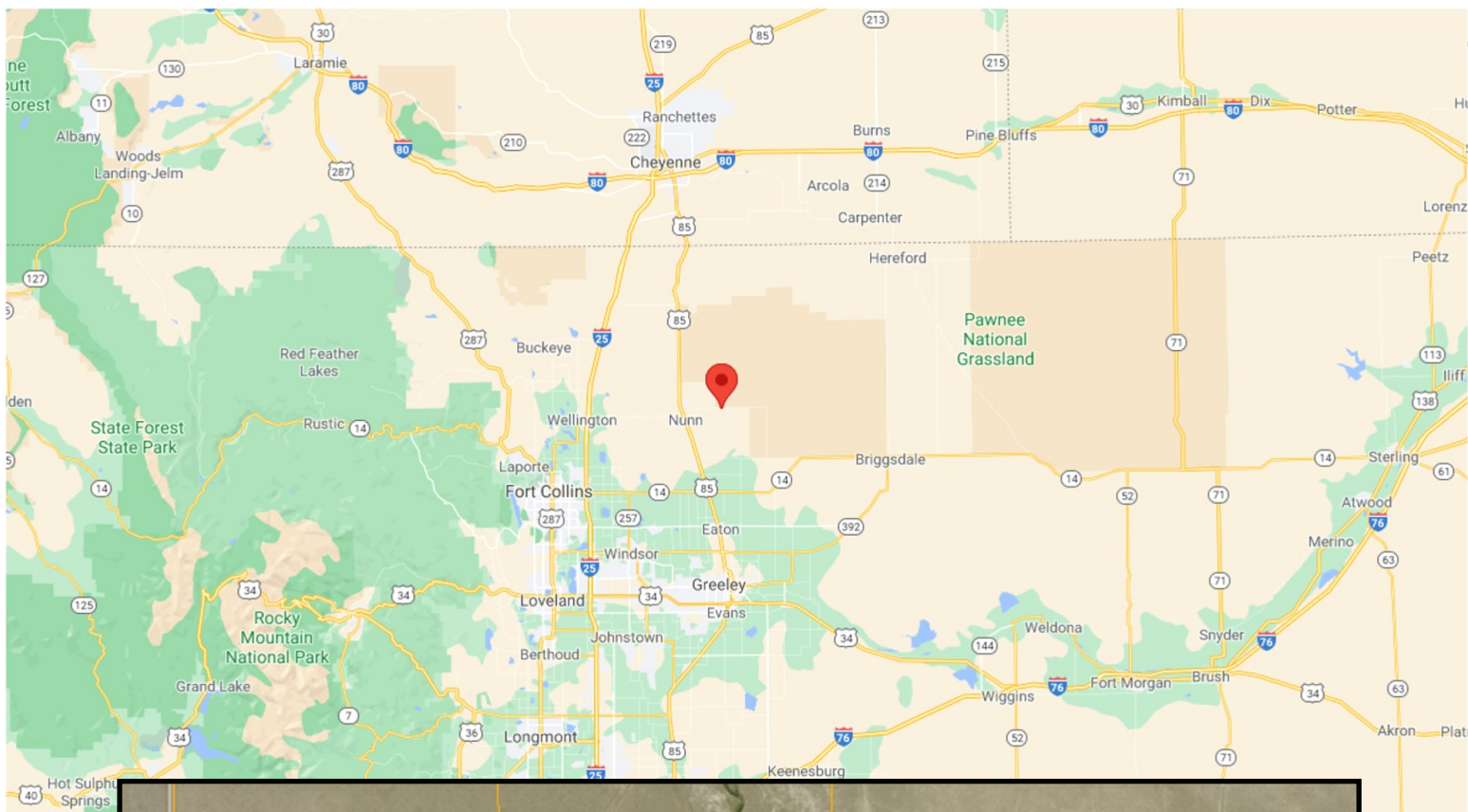
**RYAN  
HOSTETLER**  
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