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DEVELOPERS OF AGRICULTURE

Hwy 34 Spur & I-76



3 Acres +/-
Brush, CO
\$225,000

Comments: 3 Acres +/- located south of Interstate I-76 interchange on Hwy 6. The property is zoned Agri-Business and is highly visible from I-76 and Hwy 6. Development allows for farming, gardening or ranching for personal or commercial production. Sale includes a 1" water tap from the City of Brush. Priced below appraisal.

Legal: Lot 1 of Blake Minor sub replat located in the SW4 36-4-56

Taxes: \$1,286/2019

Water: Brush City Water Tap

All oil, gas and mineral rights are excluded



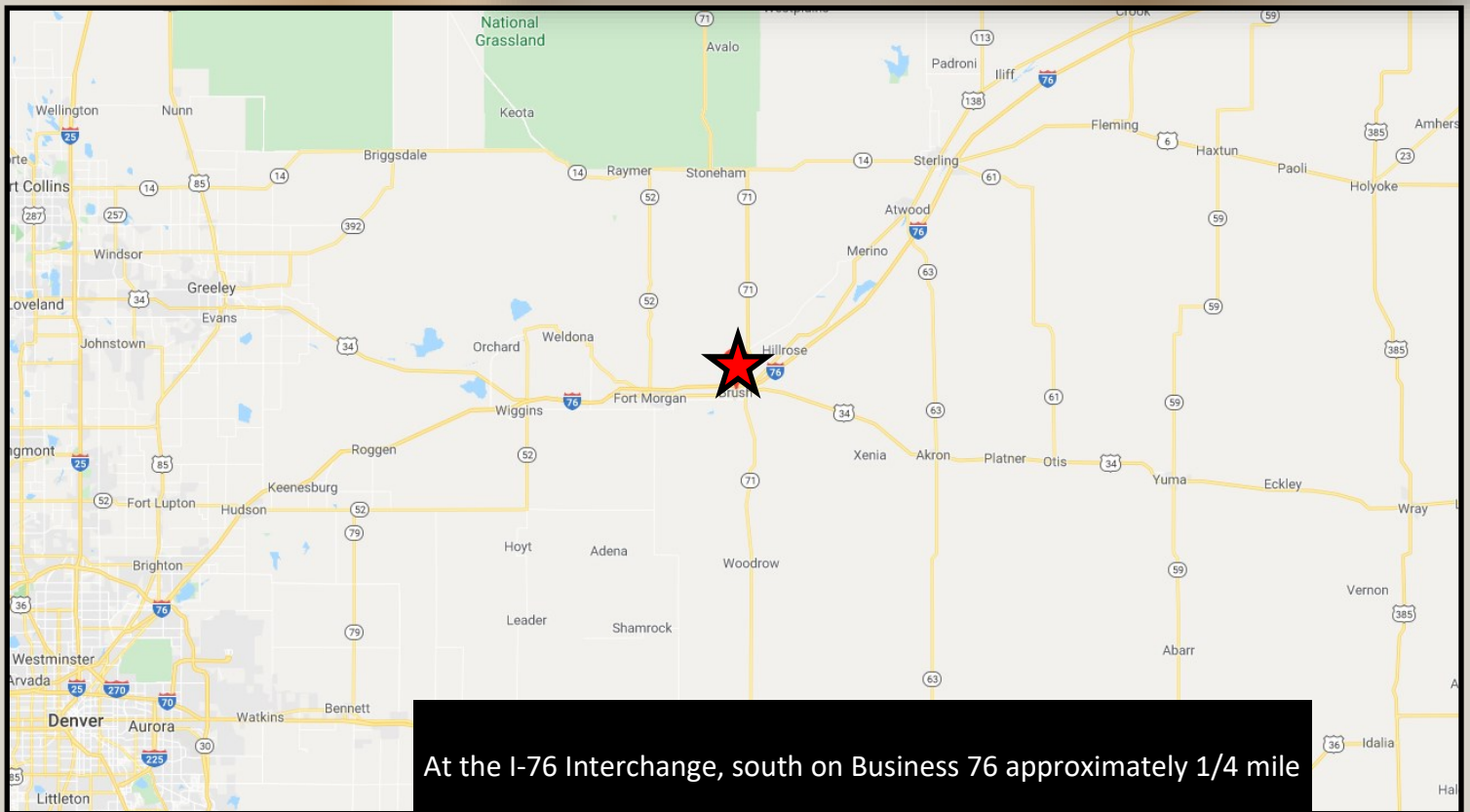
**RYAN
HOSTETLER**

Accredited Land Consultant

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At the I-76 Interchange, south on Business 76 approximately 1/4 mile



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