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County Road 104

Nunn, CO
187 acres +/-
\$645,000



DESCRIPTION: Unique parcel with beautiful rolling landscape and stunning views. Little Owl Creek winds through the property and is complimented by a few small trees on its banks. The property borders the Pawnee National grasslands and is host to local wildlife such as mule deer, antelope, turtles, and ducks. Perfect setting for your dream home. A portion of the property is under CRP until September of 2021.

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)



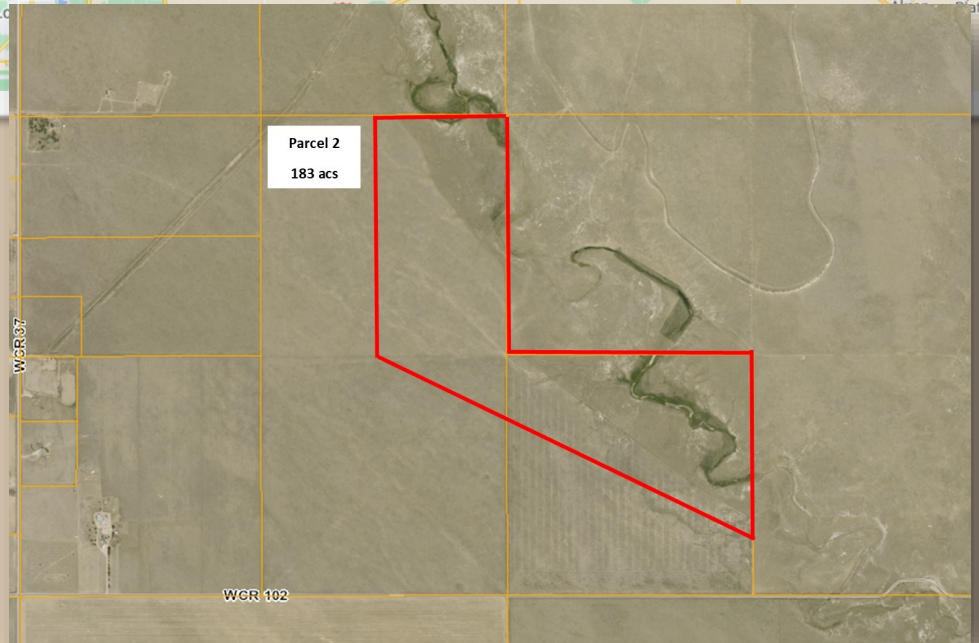
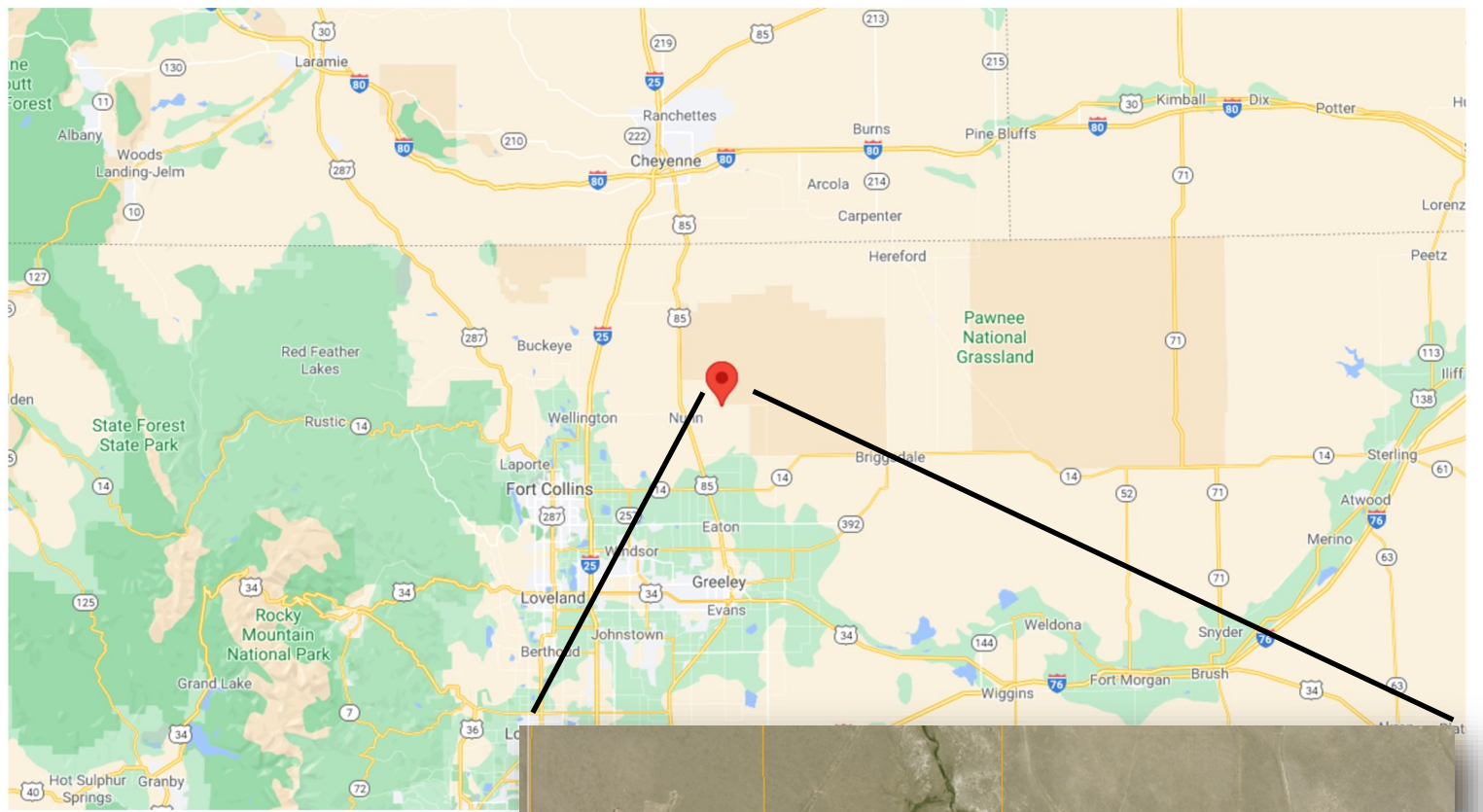
LEGAL: Lot 2 being part of the East 1/2 of Section 19, and the part of the Southwest 1/4 of Section 20, Township 9 North, Range 65 West of the 6th P.M. containing 183 acres more or less.



**RYAN
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ACCREDITED LAND CONSULTANT

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