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DEVELOPERS OF AGRICULTURE

# County Road 96/County Road 23

Nunn, CO

570 acres +/-

\$2,400,000



**DESCRIPTION:** 570 acres under CRP. Conveniently located west of Nunn on CR 96 and CR 23, with easy access to Hwy 85 and surrounding areas. Excellent investor opportunity.

**LOCATION:** Located at CR 96 and CR 23, 4 miles west of Highway 85

**WATER:** None

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

**ZONED:** Ag

**TAXES:** \$1,044.92/2022

**LEGAL:** All of Section 1, Township 8 North, Range 67 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 055501000006 containing 570 acres more or less.



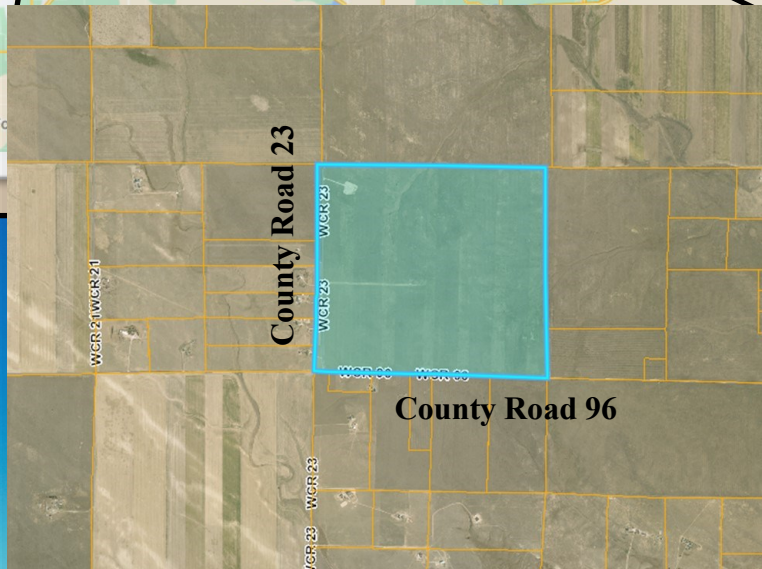
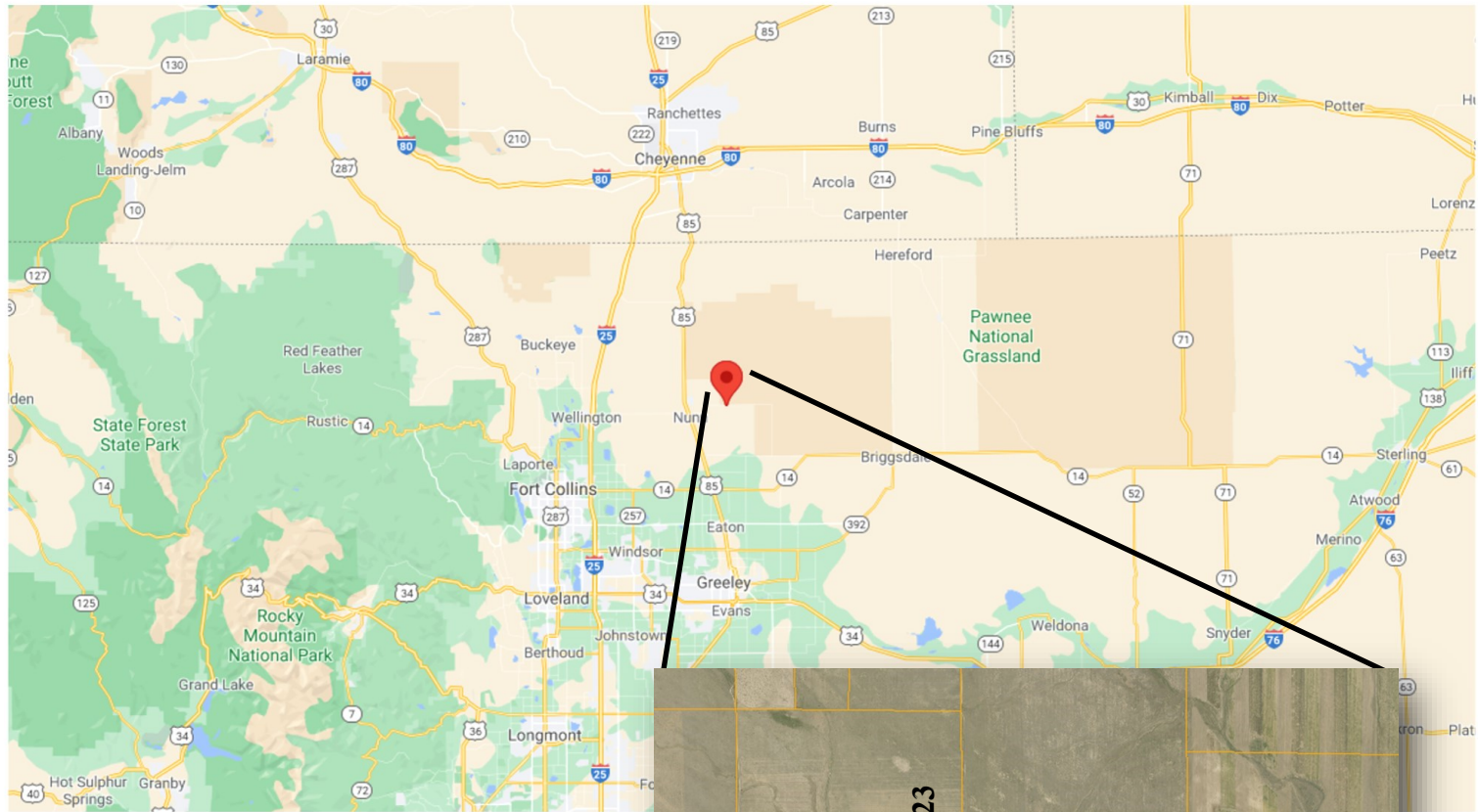
**RYAN  
HOSTETLER**  
ACCREDITED LAND CONSULTANT

**AGPROS.COM**

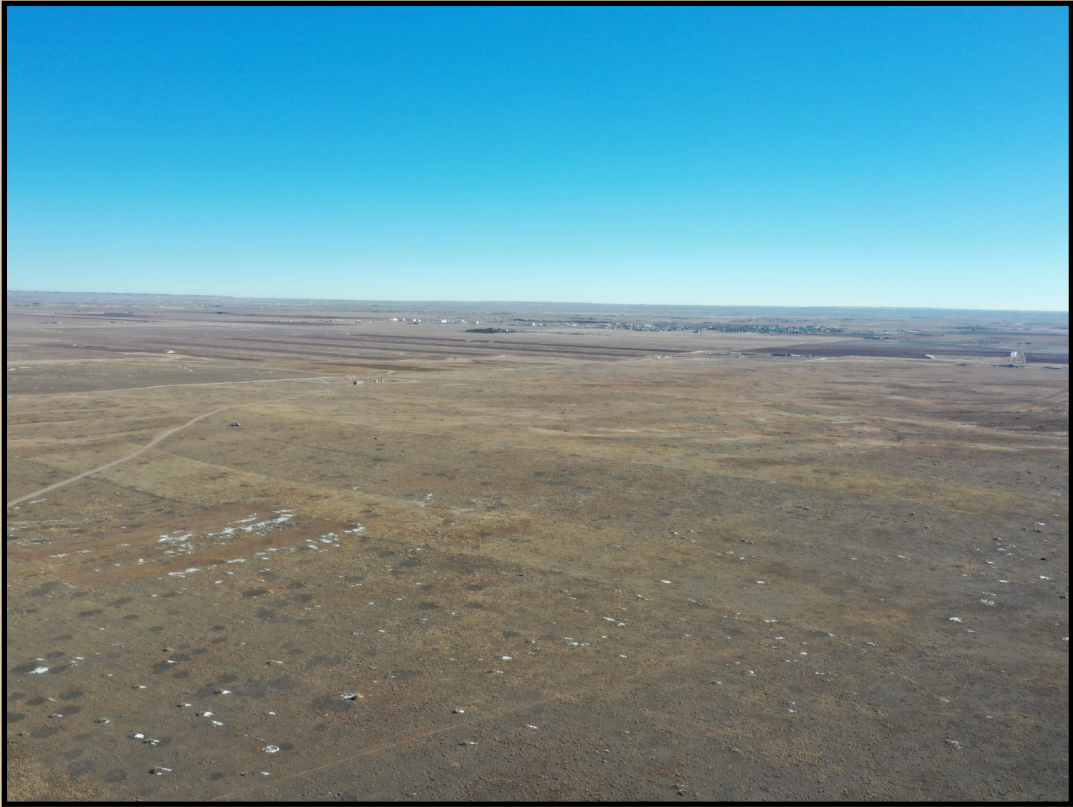
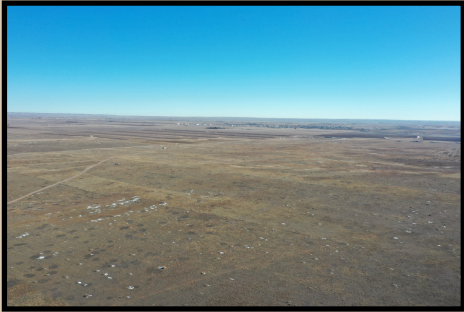
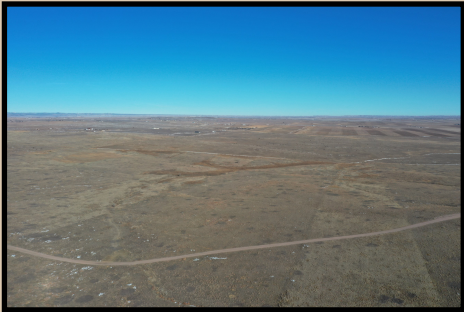
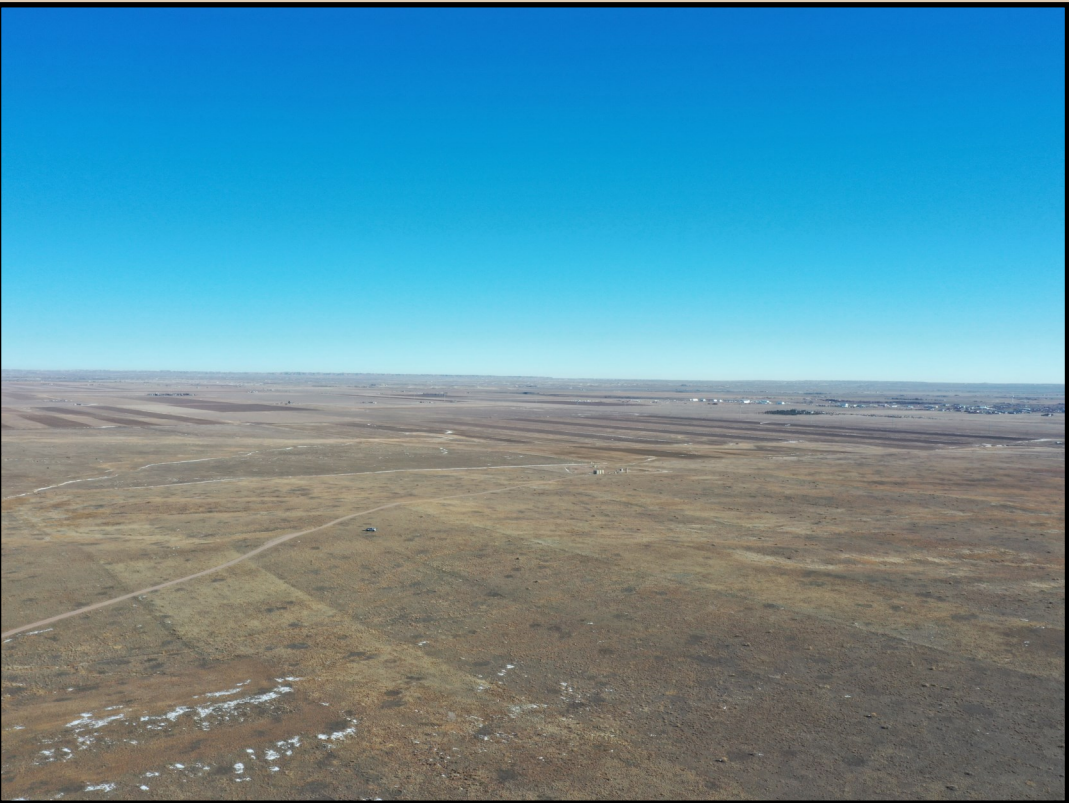
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