



# AGPROfessionals

DEVELOPERS OF AGRICULTURE



## County Road 102 Lots 7 and 8

**Nunn, CO**

**35 acres +/-**

**\$225,000**



**DESCRIPTION:** Nice 35-acre parcels ready for your new home build. Peaceful setting with excellent mountain views, and convenient access to Highway 85, Northern Colorado, Wyoming, and the surrounding areas. Lots are under CRP until September 2021.

**LOCATION:** From Hwy 85 north of Nunn, east on CR 102 approximately 4 1/2 miles

**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 7 or 8 being part of the Southwest quarter of Section 20, Township 9 North, Range 65 West of the 6th P.M.



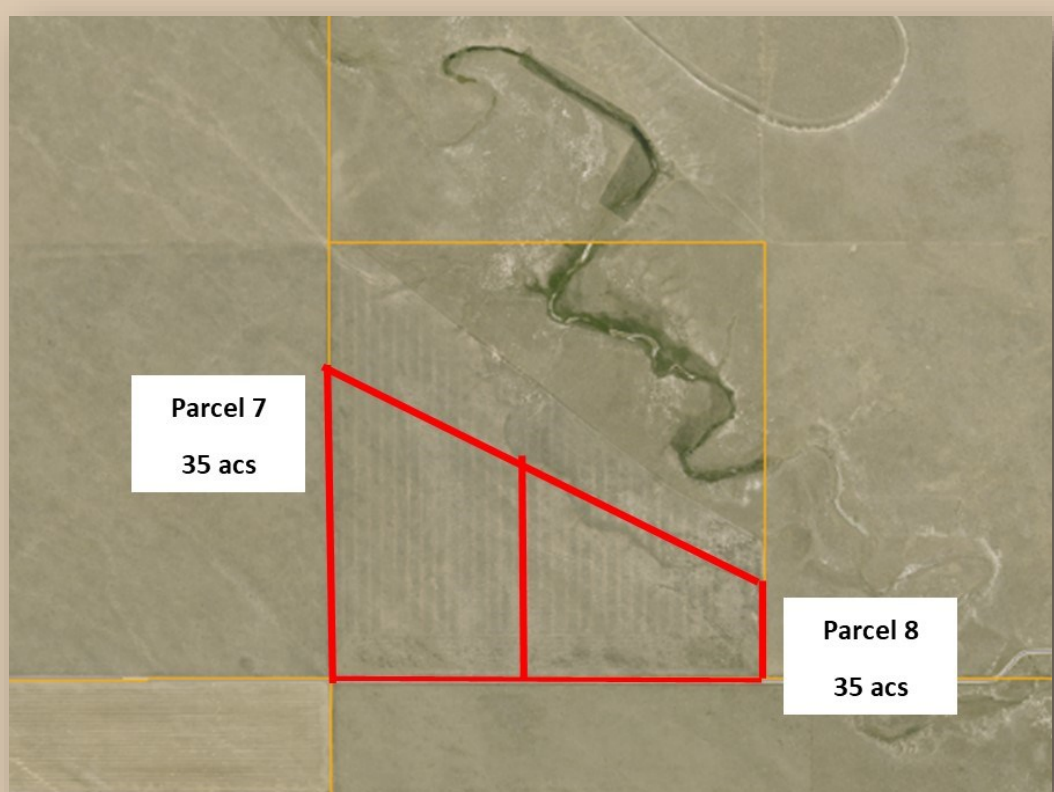
**RYAN  
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**Parcel 7**  
35 acs

**Parcel 8**  
35 acs

