

AGPROfessionals

DEVELOPERS OF AGRICULTURE

Lot 4

County Road 49

Ault, CO

37.79 acres



**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

DESCRIPTION: Nice sized acreage for building site or pasture. Conveniently located east of Hwy 85 with power not far from the properties. Great mountain views to the west and no covenants or restrictions.

LOCATION: From Hwy 85 north of Ault, east on CR 86 approximately 4 miles to CR 49 or CR 51 and north

WATER: A well will need to be permitted and drilled for the parcel

MINERALS: Seller shall retain all mineral rights

ZONED: Ag

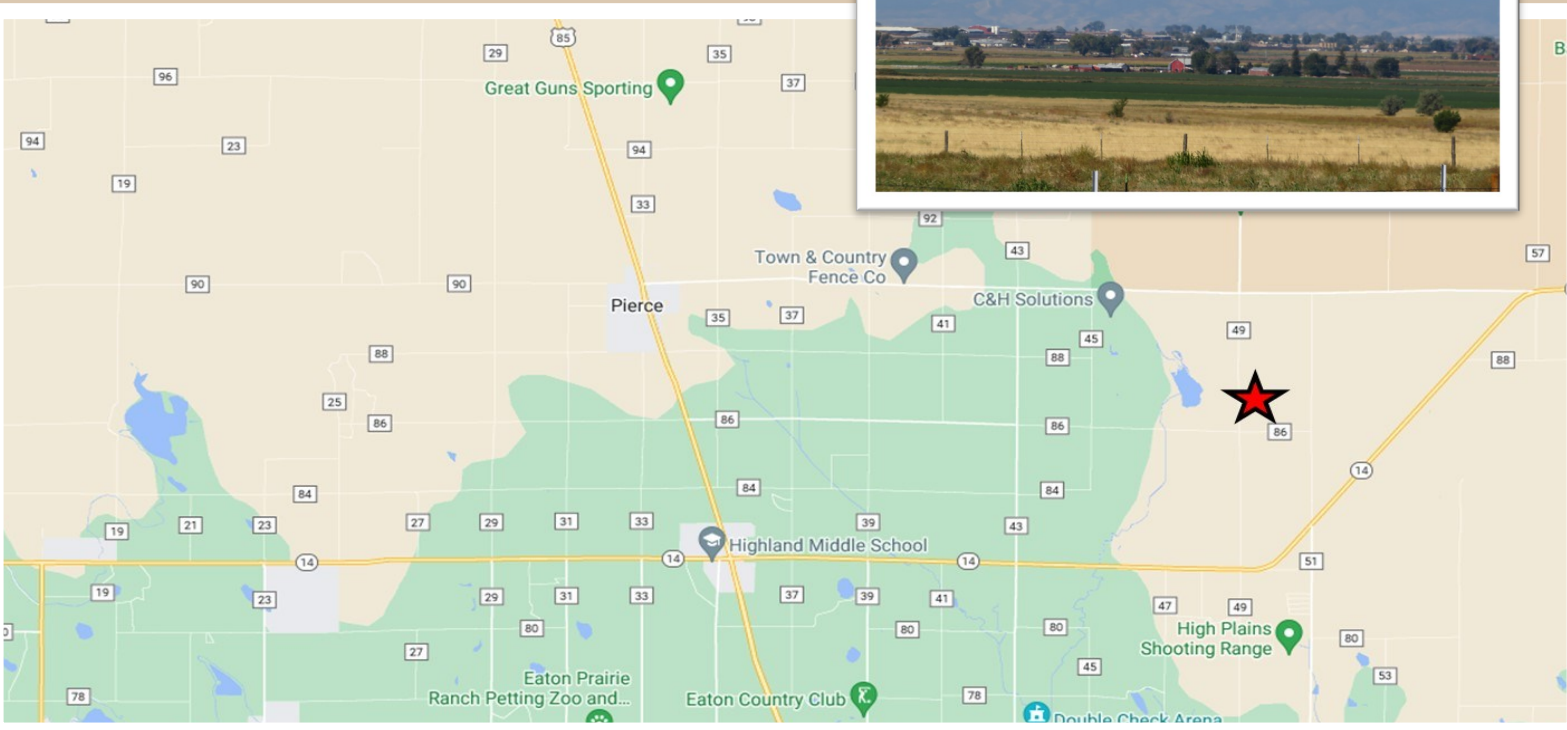
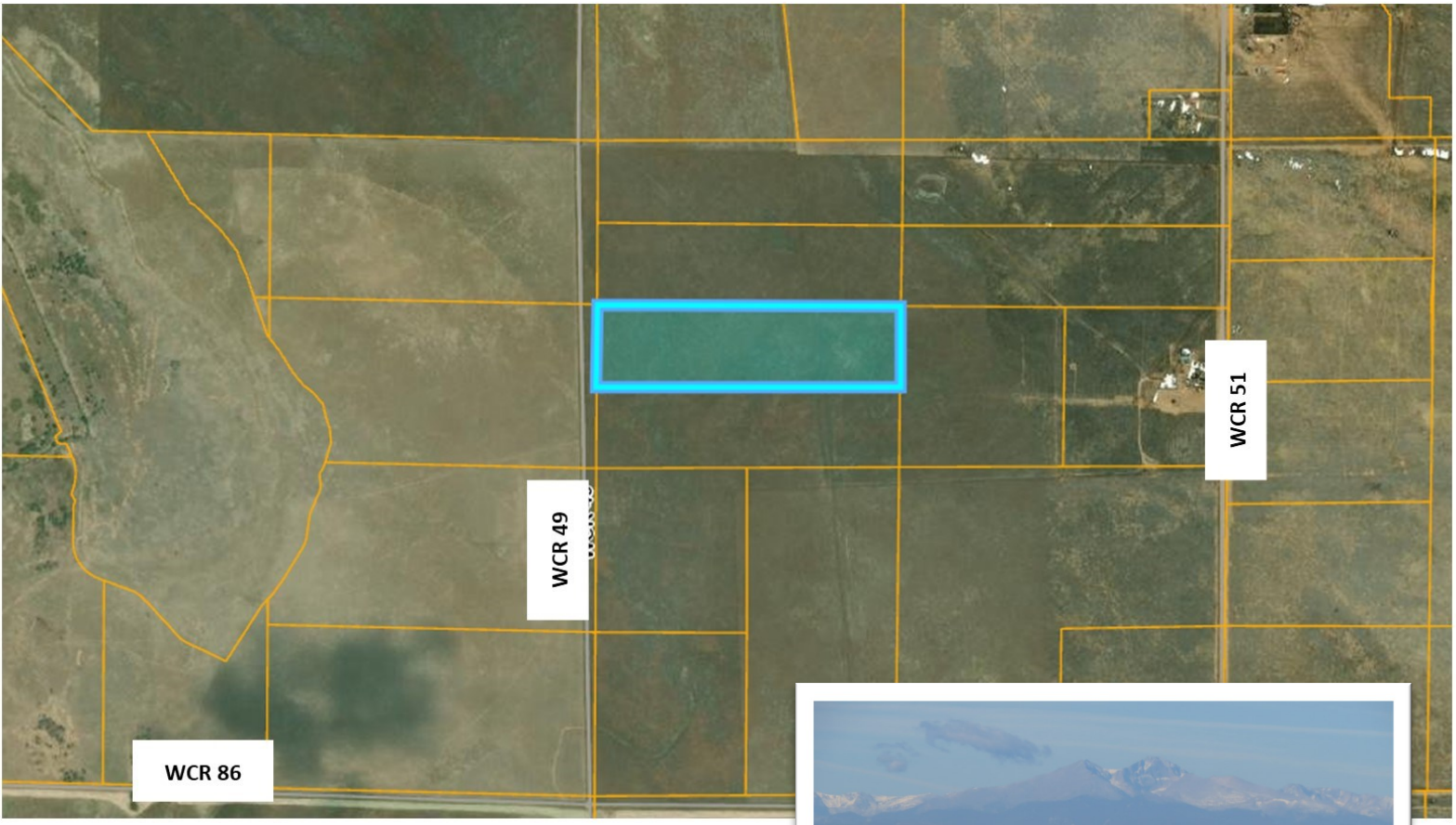
TAXES: \$85.08/2022

LEGAL: Lot 4 being in the West 1/2 of the Southwest 1/4 and the part of the North 1/2 of Section 31, Township 8 North, Range 64 West of the 6th P.M.

AGPROS.COM

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