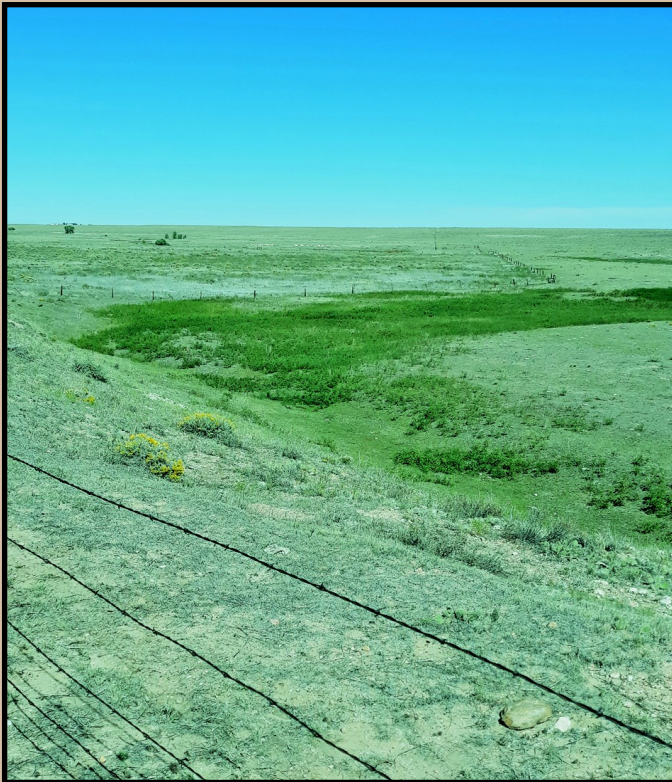




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Parcel 3
County Road 102/CR 39
Nunn, CO



50.34 acres +/-
\$155,000

DESCRIPTION: 50-acre parcel ready for your new home build. This lot borders the Pawnee grasslands on the east side and parts of Little Owl Creek run through it. Very secluded with rolling hills and flat land for building. Peaceful setting with excellent mountain views, and convenient access to Highway 85, Northern Colorado, Wyoming, and the surrounding areas. Access is north on CR 102 on unmaintained County Road 39.

LOCATION: From Hwy 85 north of Nunn, east on CR 102 approximately 4 1/2 miles then north on CR 39

WATER: A well will need to be permitted and drilled

MINERALS: Seller shall retain all mineral rights

ZONED: Ag

TAXES: \$TBD/2022 (recently split)

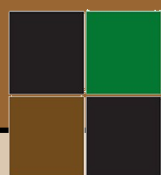
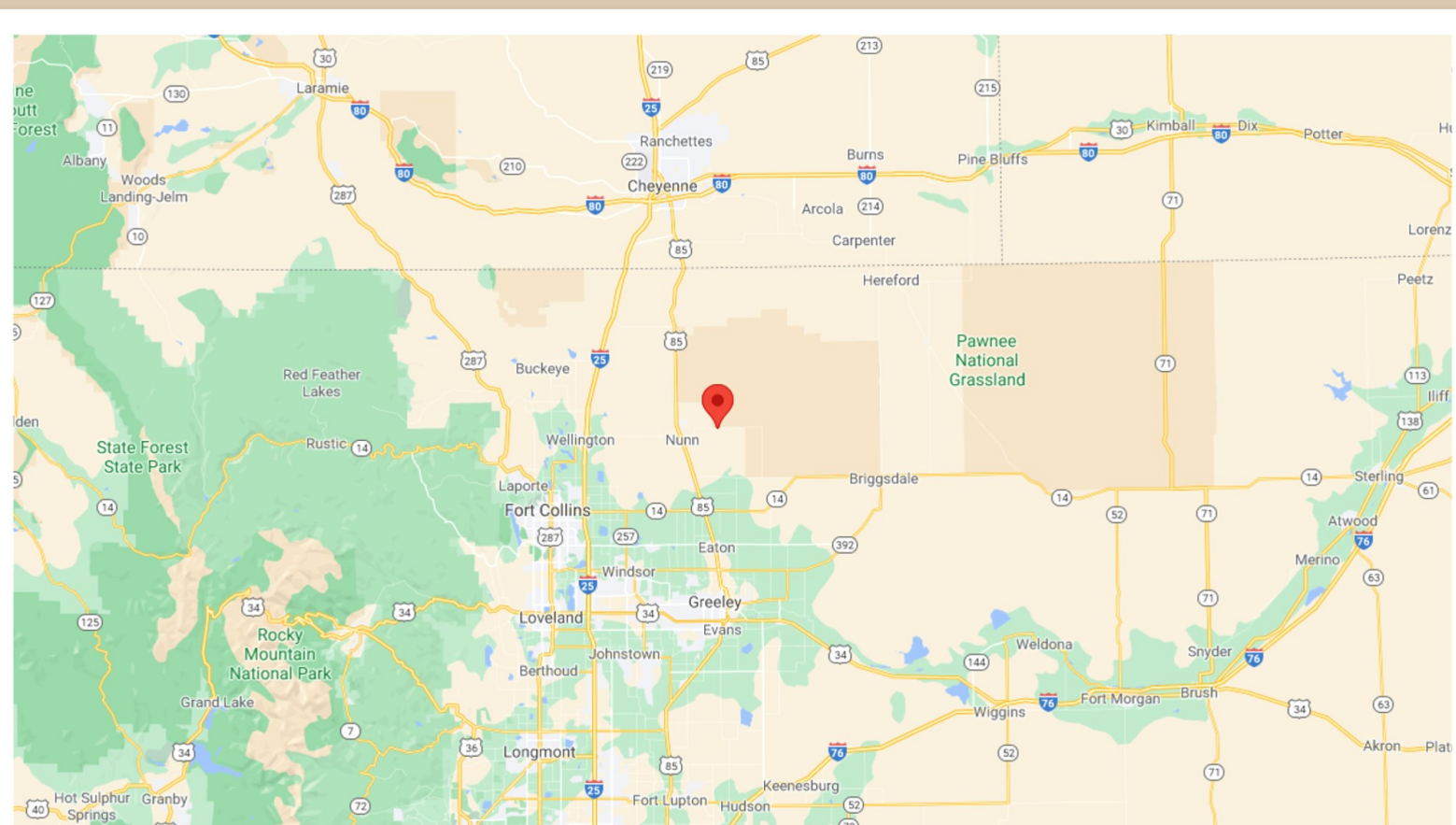
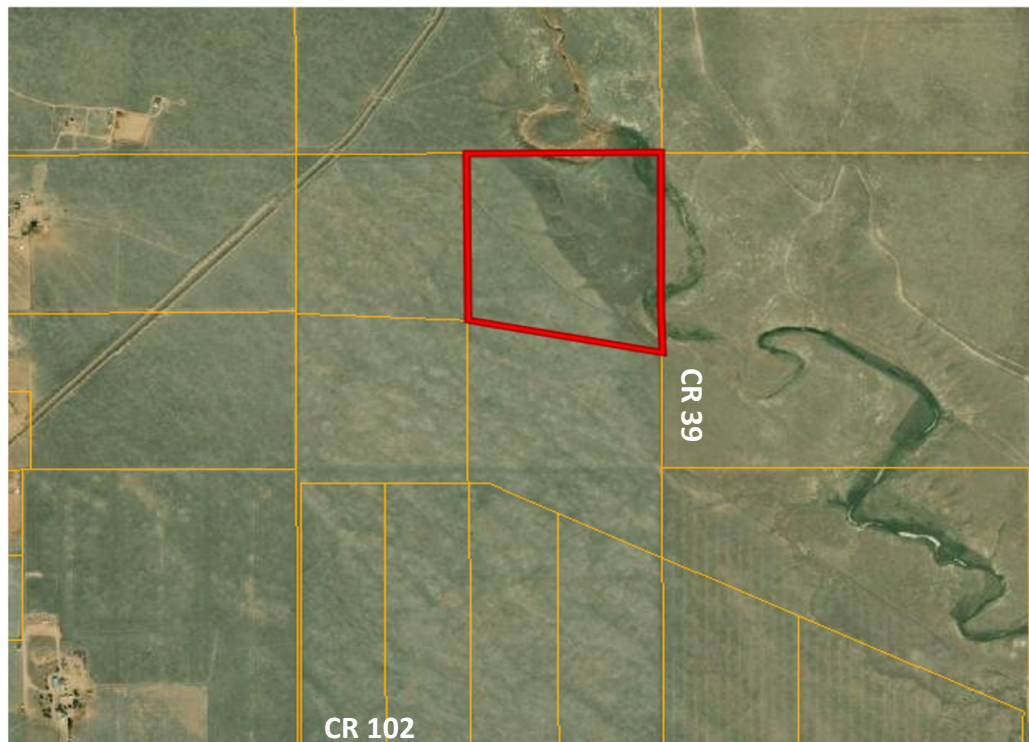
LEGAL: Parcel 3 being part of the East 1/2 of Section 19 and part of the Southwest 1/4 of Section 20, all in Township 9 North, Range 65 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 045719100023 containing 50.34 acres more or less



**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

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