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Ft. Lupton, CO

**49 acres +/-
\$435,000**



County Road 24.5

DESCRIPTION: Prime home building site close to Fort Lupton, Frederick and I-25, with paved road access.

LOCATION: From Hwy 85, west on CR 28, then south on CR 21.5 to CR 24.5

WATER: A well will need to be permitted and drilled

MINERALS: Seller shall retain all mineral rights

ZONED: Ag

TAXES: \$13/2020

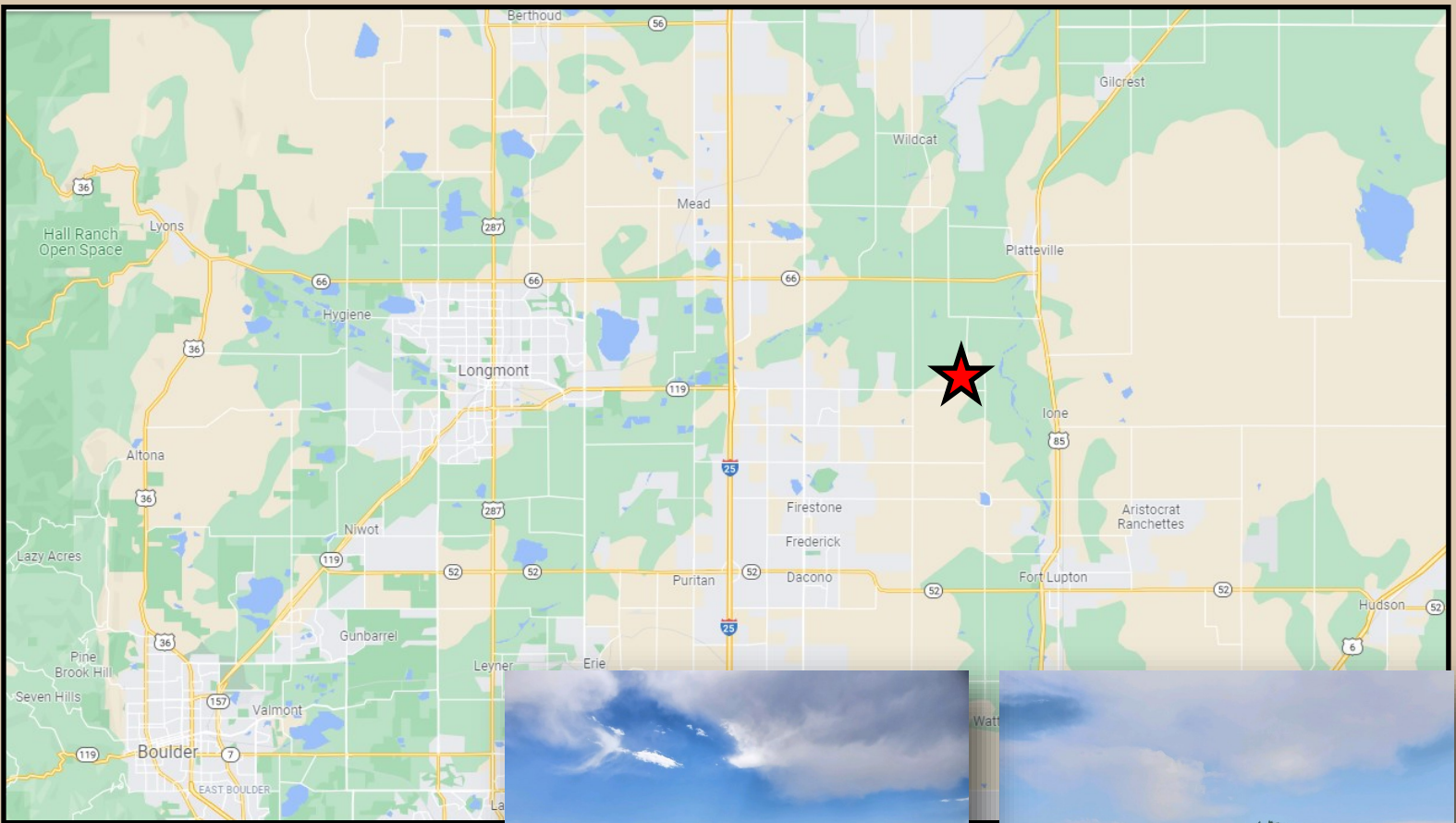
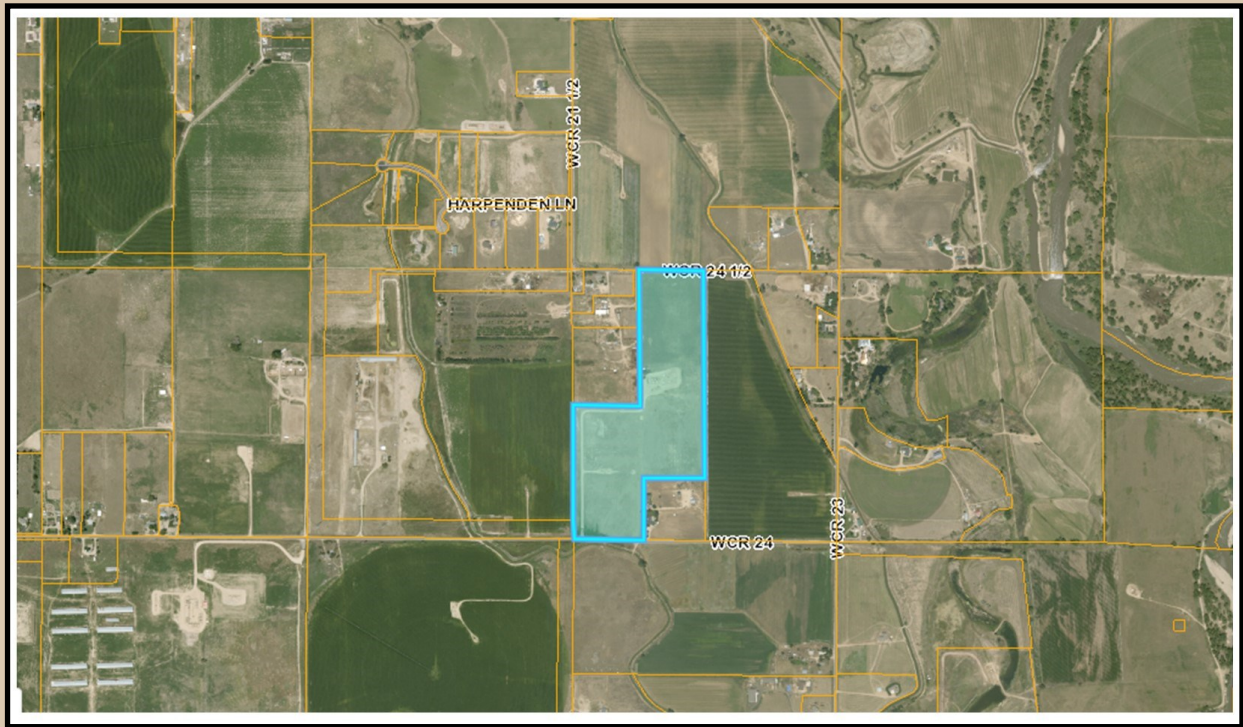
LEGAL: Lot B of Recorded Exemption No. 1311-2-4 RE 2788, Recorded October 2, 2000 at Reception No. 2797246, being part of the West 1/2 of the Southeast 1/4 of Section 2, Township 2 North, Range 67 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 131102000015 containing 49.1 acres more or less.



**RYAN
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