

# AGPROfessionals

## DEVELOPERS OF AGRICULTURE

**County Road 118 & CR 21**

**Nunn, CO**

***156 acres +/-***

***\$546,000***



Very nice 156 acre tract located on the Northwest corner of CR 118 and CR 21. The property is served by a solar well for livestock and the fence is in great shape. The parcel has great topography and views for miles.

**LOCATION:** From Hwy 85, west on CR 120 to CR 23 then south to CR 118 and west

**WATER:** Well # 118076

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

**ZONED:** Ag

**TAXES:** \$36.12/2021

**LEGAL:** The E2 SE4 of Section 10, Township 10 North, Range 67 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 030310400008 containing 77 acres more or less and the W2 of the SE4 of Section 10, Township 10 North, Range 67 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 030310400007 containing 79 acres more or less.

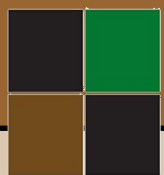
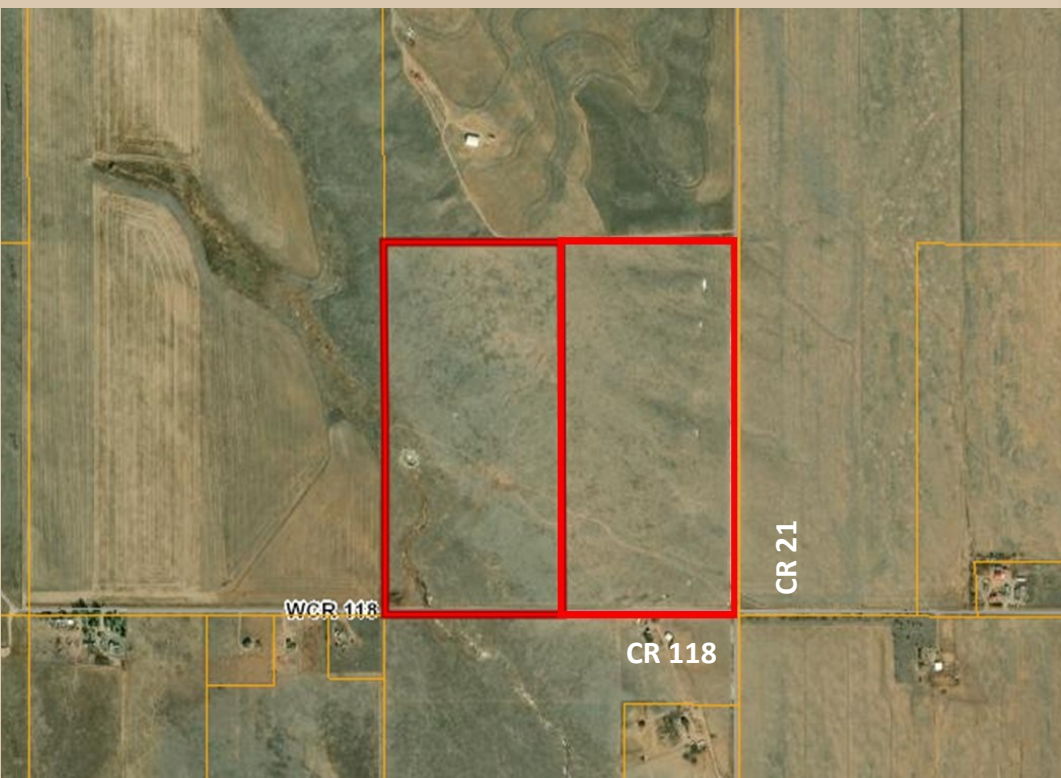
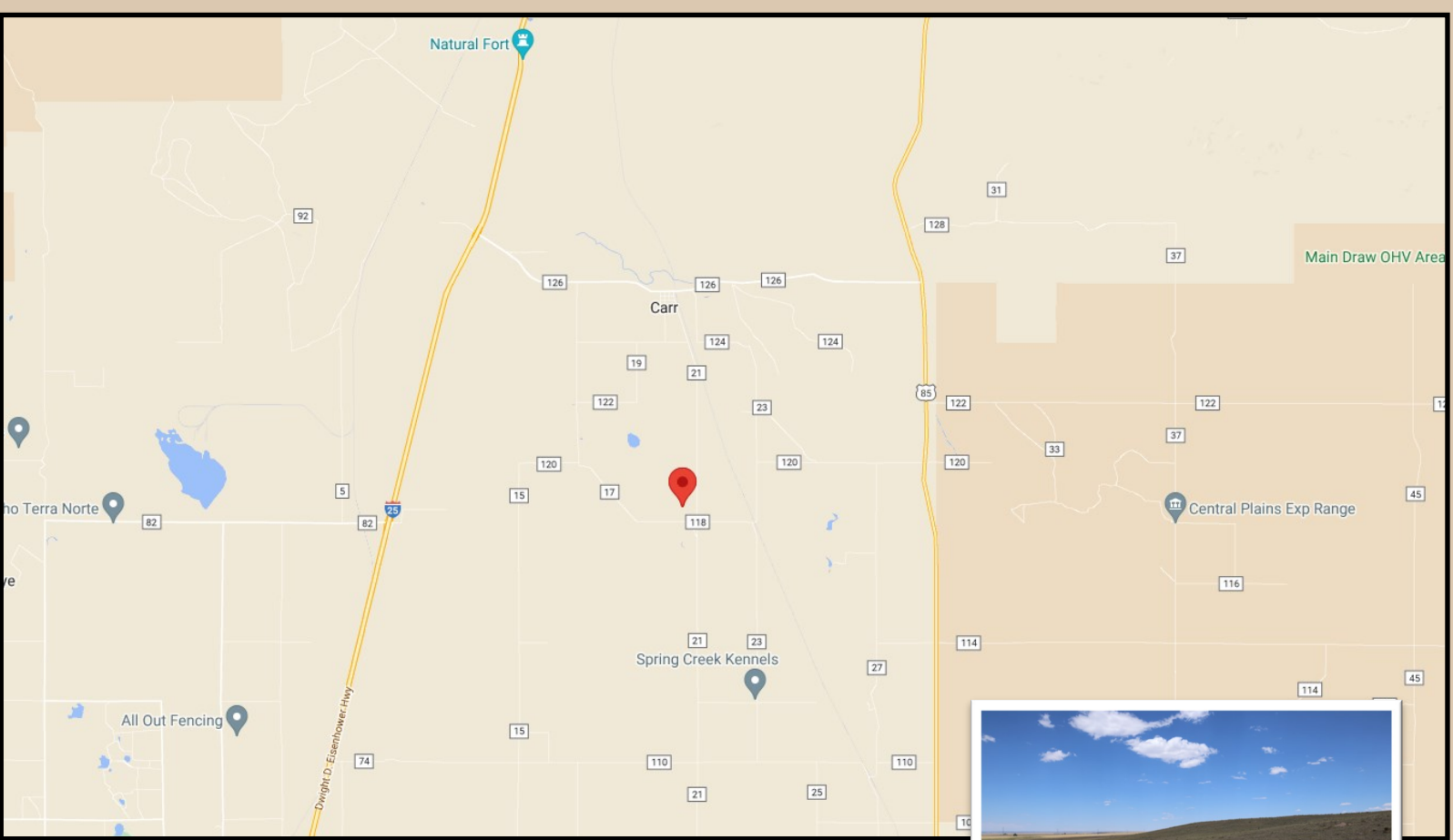


**RYAN  
HOSTETLER**  
ACCREDITED LAND CONSULTANT

**AGPROS.COM**

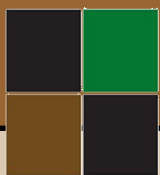
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