



AGPROprofessionals
DEVELOPERS OF AGRICULTURE



40-acre Building Sites

County Road 114/County Road 31

\$150,000/parcel

Comments: Excellent for a new home or use for recreation. Beautiful view of the Front Range and conveniently located right off Hwy 85, north of Nunn, and 30 minutes south of Cheyenne. This parcel has endless potential - bring your livestock and imagination. Buyer will need to apply for a well permit. The property can potentially be split by a Family Farm Division through Weld County. Build your dream home without any covenants or HOA or enjoy the wide open space for recreation or hunting.

Legal: Parcels of land located in the Southwest 1/4 of Section 22, Township 10 North, Range 66 West of the 6th P.M.

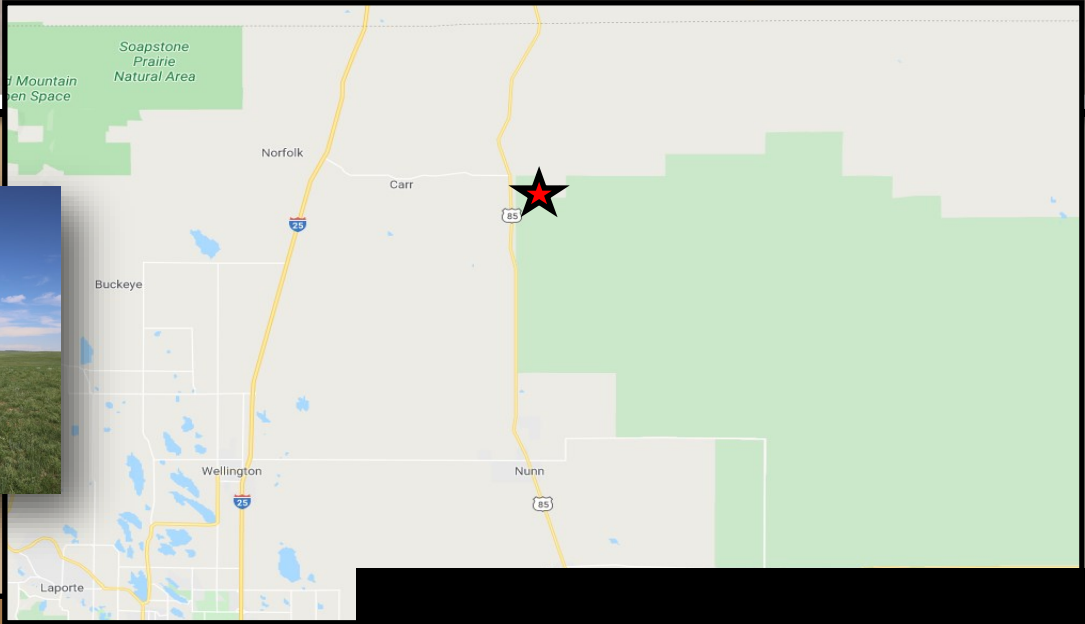
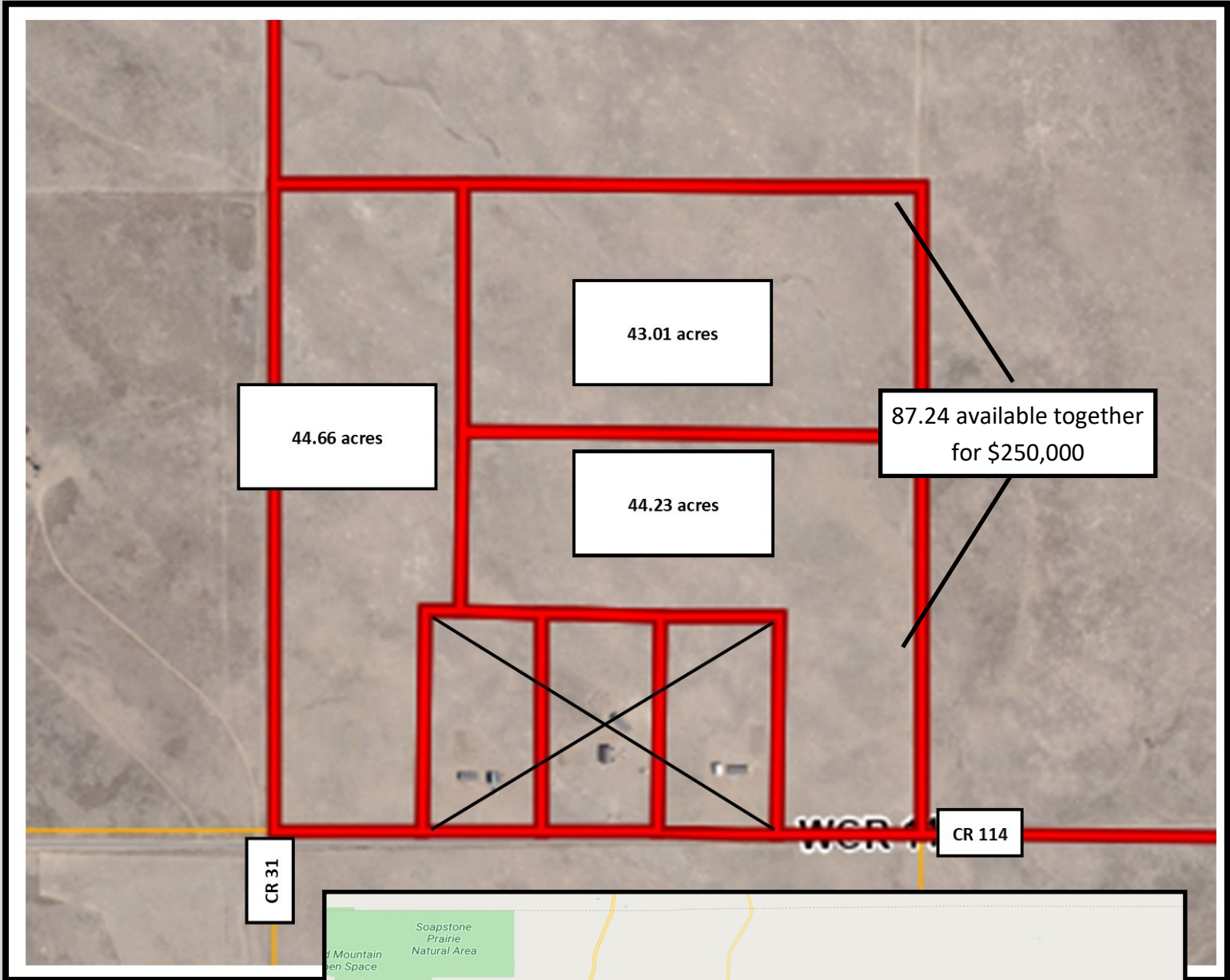
Taxes: TBD/2023— newly recorded parcels



**RYAN
HOSTETLER**
Accredited Land Consultant

AGPROS.COM
3050 67th Avenue, Greeley, CO

303.883.7080 Ryan@Agpros.com



East of Hwy 85 on County Road 114 about 1 mile