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9-acre Building Site County Road 28, Platteville *\$210,000*



Comments: Excellent site for a new home build, hunting, or recreational use. Beautiful views of the Front Range and conveniently located less than 3 miles east of Hwy 85. This parcel has endless potential - bring your livestock and imagination, no covenants or HOA. Buyer will need to apply for a well permit. Power is on County Road 33 to the east.

Legal: Lot A of Family Farm Division No. FFD24-0009 being part of the Northeast 1/4 of Section 34, Township 3 North, Range 66 West of the 6th P.M.

Taxes: \$14.26/2024

Oil, gas, and mineral rights are excluded.



**RYAN
HOSTETLER**

Accredited Land Consultant

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The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

LOT A, FAMILY FARM DIVISION NO. FFD24-0009

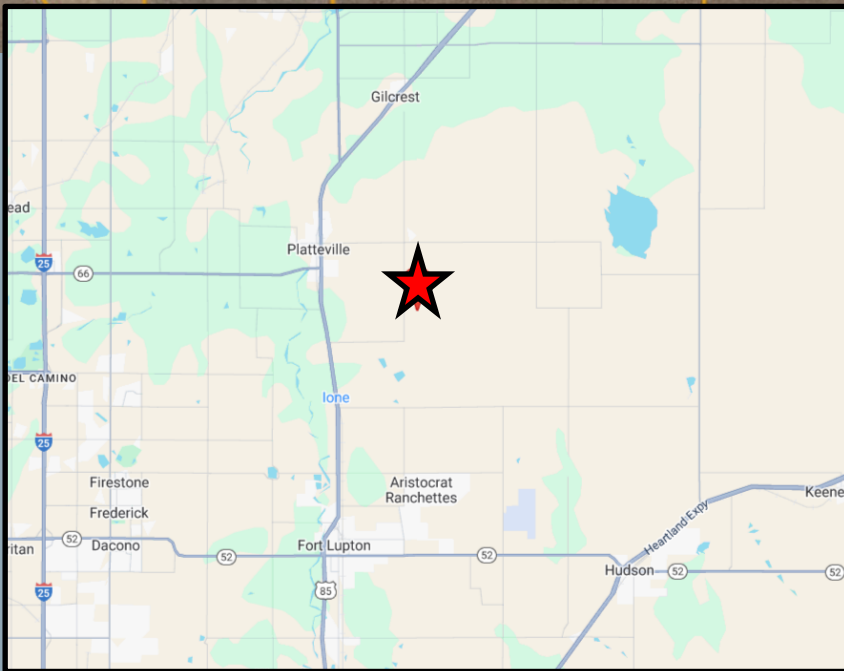
9.03 acres +/-

CR 28

15464

15566

CR 33



From Hwy 85, east on CR 28 approximately 3 miles, south on CR 33

Google Coordinates: 40.185846, -104.756745



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