

AGPROfessionals

DEVELOPERS OF AGRICULTURE

+/- 570 acres, County Road 96, Nunn, CO



DESCRIPTION: 570 acres under CRP. Conveniently located west of Nunn on CR 96 and CR 23, with easy access to Hwy 85 and surrounding areas. Excellent investor opportunity.

LOCATION: Located at CR 96 and CR 23, 4 miles west of Highway 85

WATER: None

MINERALS: Seller shall retain all mineral rights

ZONED: Ag

TAXES: \$1,197.16/2024

LEGAL: All of Section 1, Township 8 North, Range 67 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 055501000006 containing 570 acres more or less.

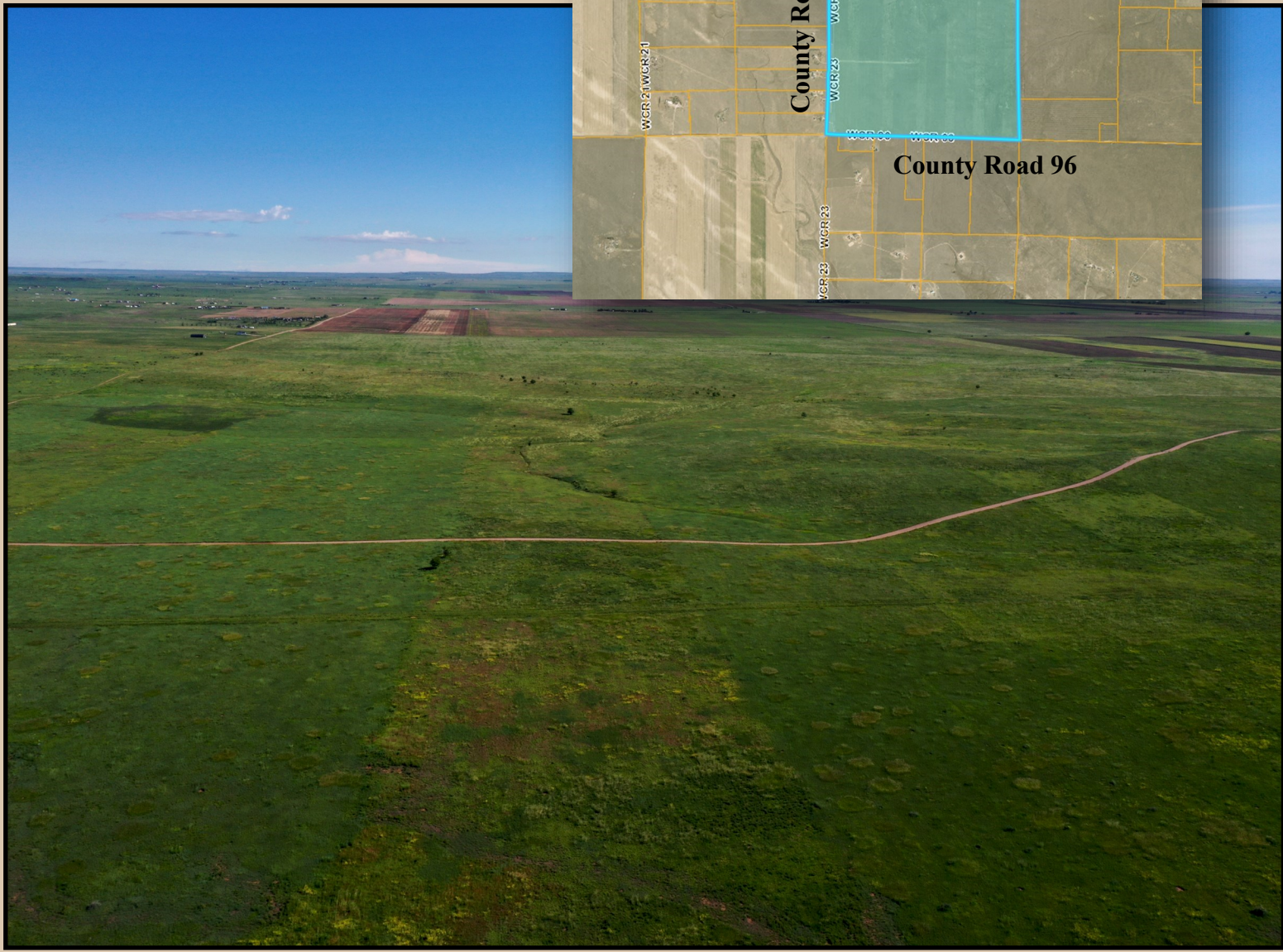
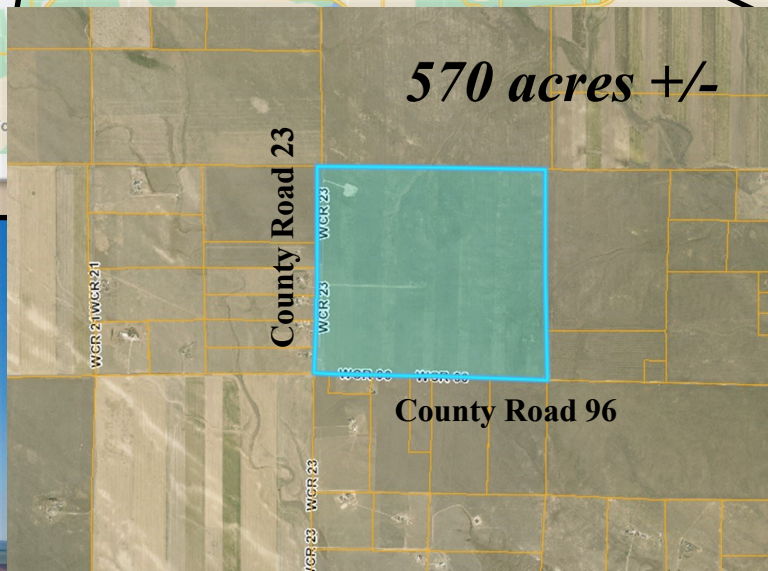
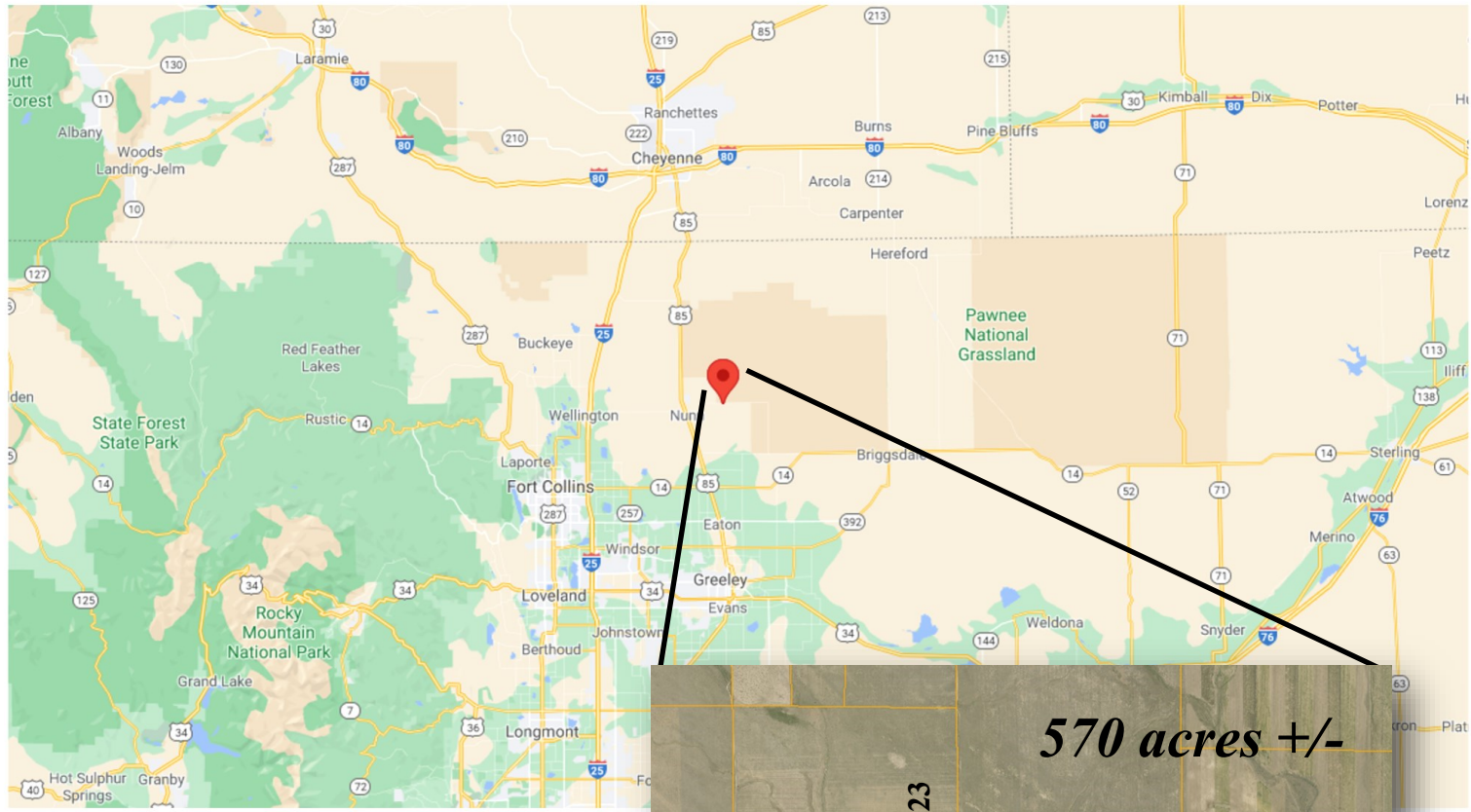
\$2,400,000



**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

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