



AGPROfessionals

DEVELOPERS OF AGRICULTURE

312 acres +/-

County Road 74, Briggsdale, CO

\$425,000



DESCRIPTION: 312 acres of grassland with beautiful views and direct access to Hwy 85, Galeton and Eaton. Excellent building location where peace and quiet abounds. The property can be split into 35 acre tracts through Weld County.

LOCATION: Located on the northwest corner of CR 74 and CR 83, approximately 23 miles east of Highway 85 and CR 74 in Eaton

WATER: None

MINERALS: Seller shall retain all mineral rights

ZONED: Ag

TAXES: \$449.84/2024

LEGAL: The East 1/2 of Section 35, Township 7 North, Range 62 West of the 6th P.M. Identified by



**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

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From Hwy 85 & CR 74 in Eaton, east 24 miles to CR 83

