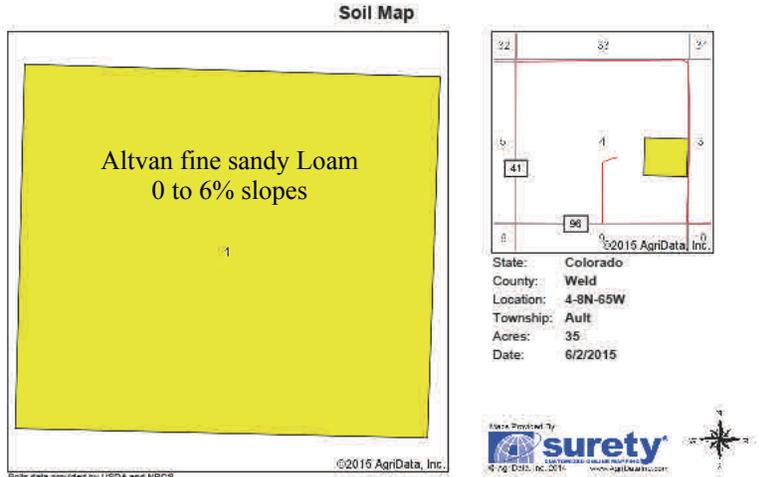


+/- 33.99 Acres
County Road 43, Pierce / Nunn Colorado



- TBD Pierce / Nunn, Colorado +/- 33.99 Acres.
- Located approximately 6 miles east of Highway 85 , just north of intersection of Weld County Road 43 and 96.
- Property has nice stand of CRP grass / pasture.
- No covenants or HOA,.
- All Sellers minerals if any transfer to Buyer
- Zoned Ag
- Vacant Land



Area Symbol: CO617, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Non-ir Class Legend	Non-ir Class 'c'	ir Class 'c'	Alfalfa hay	Barley	Winter wheat
1	Altvan fine sandy loam, 0 to 6 percent slopes	35.00	100.0%		1v6	1l6	1.5	30	26
Weighted Average							1.5	30	26

Area Symbol: CO617, Soil Area Version: 10
 'c': Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Offered exclusively by Agri-Enterprises, Inc.
 Fort Collins, CO (970) 221-2607
 www.agrienterprises.com
 Greg Feit 970-218-5911
 greg@agrienterprises.com

Priced to sell at \$59,000
 No seller financing available.

The information herein has been given to us by sources that we deem reliable. We have no reason to doubt the accuracy, but we can not guarantee it. This offering is subject to errors, omissions, or change without notice.