

# 34± Acres Meadow-Hay-Development 18 Shares of Ditch Rights Weld County, CO

*Exclusively Listed by The Land Office LLC*



\$720,000.00

2020 Property Tax \$125.92. Property is right next to Firestone city limits. Seller will convey 18 shares of capital stock in the New Coal Ridge Ditch Company. Sale includes 5/8" water tap with Central Weld County Water District. Seller does not own any minerals. Only improvements at present are natural gas wells. Possession immediate upon closing.

From Interstate 25 Exit 240 go 3.5 miles east on Firestone Blvd.

Legal: Part SE4 Section 5 Lot B, Township 2 North, Range 67 West of the 6<sup>th</sup> P.M., Weld County, Colorado.

0338 *The Land Office LLC and its brokers are working with the Seller as Seller Agent and Buyer as a Customer. Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.*



**Dale K. Stull, Broker**

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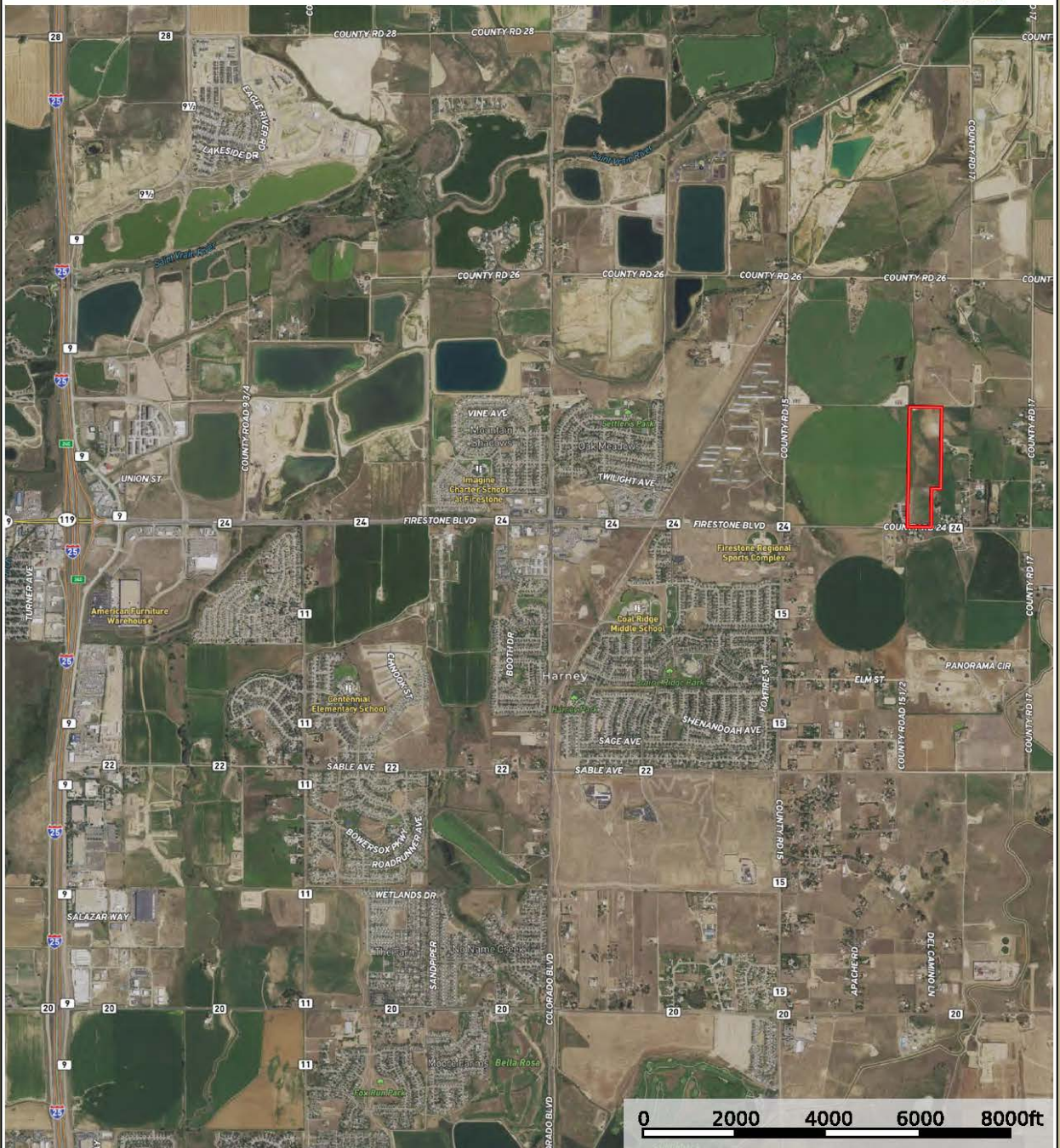
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# 0338 Map

Weld County, Colorado, 34 AC +/-

THE LAND OFFICE LLC



Boundary

Dale K. Stull

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dalestull@thelandoffice.com

1966 Rose Ave, Ste A, Burlington, CO



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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