

AGPROfessionals

DEVELOPERS OF AGRICULTURE
ADVOCATING FOR CLIENTS SINCE 1997

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

\$2,400,000



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. The CRP contract runs through 9/30/2030 with annual payment of \$28,511.00

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



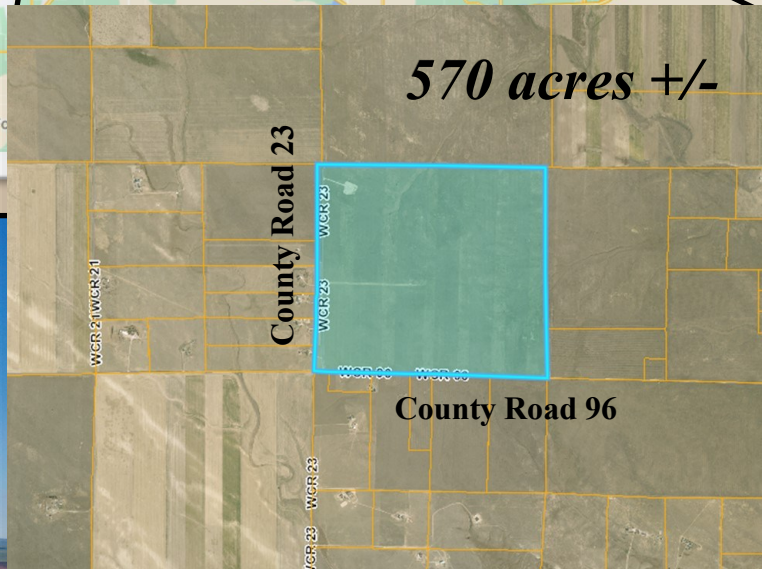
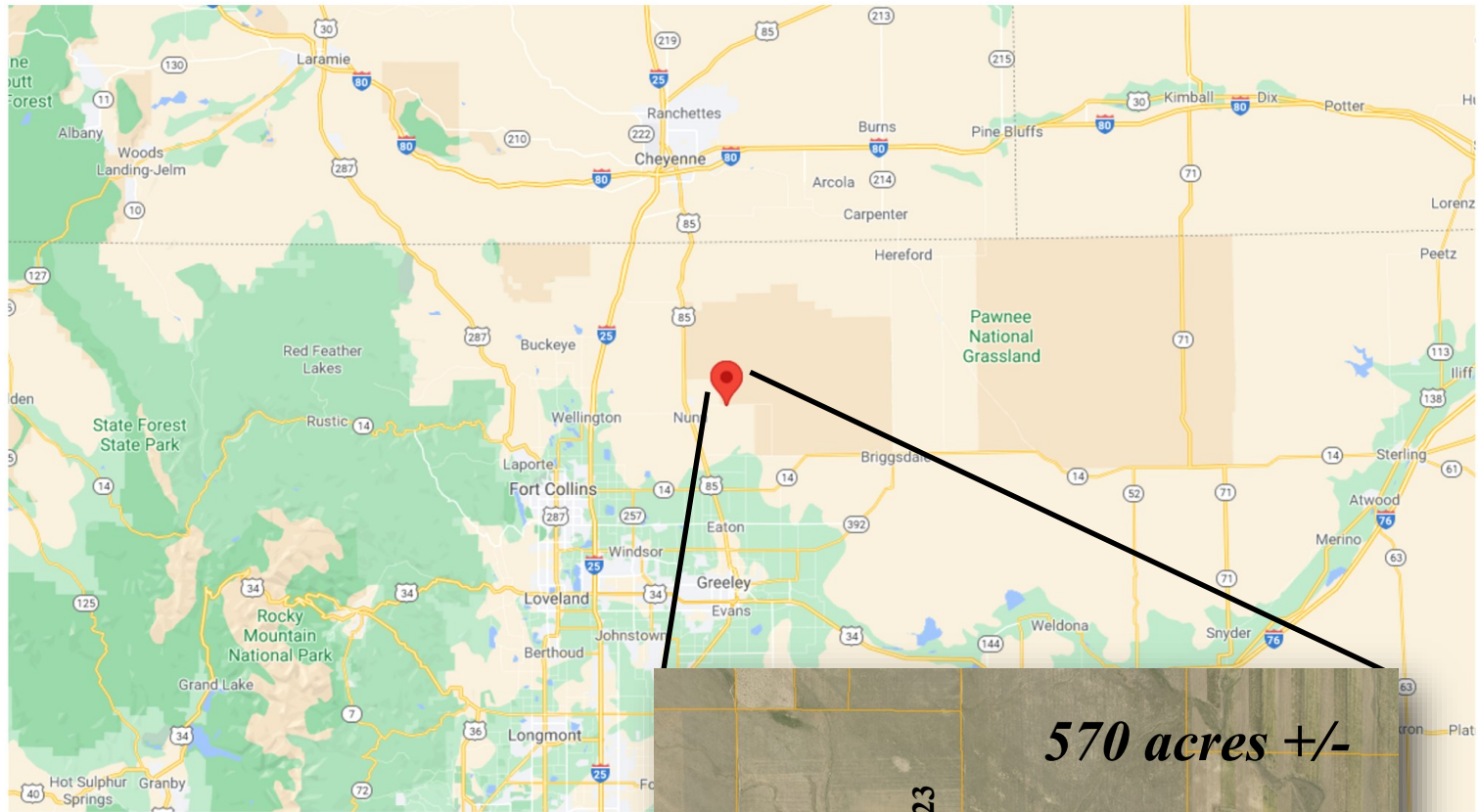
**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

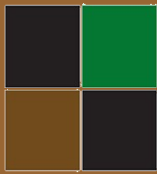
AGPROS.COM

3050 67th Avenue, Greeley, CO

303.883.7080 Ryan@Agpros.com

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





AGPROfessionals
DEVELOPERS OF AGRICULTURE