

# 46601 CR 33

6.94 Acres | Weld County, CO | \$729,000



HAYDEN  OUTDOORS.

## Activities & Amenities

Equestrian/Horse Property

House/Cabin

Off Grid Power

Water Rights

## Land Details

Address: 46601 County Road 33,  
Nunn, Colorado 80550, USA

Closest Town: Nunn

Total Acres: 6.94

Zoning: Residential

Elevation: 5177

Water Rights: Yes

Includes well permit #307570 at sale

Estimated Taxes: \$1,367 - 2023

Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1

Style of Home(s): Ranch

Price per sq. ft.: 165

Finished Sq. Ft.: 4404

Bedrooms: 5

Basement: Full finished

Parking Types:

Attached Garage

Total # of Spaces: 3

Cooling Systems:

Forced Air Cooling

Heating Systems:

Forced Air



### Property Summary

Enjoy this large ranch home and fully finished basement on almost 7 acres. This property has a well, generator, large deck and hot tub with fully fenced yard for your small animals. It is zoned for large animals as well and has plenty of room for additional structures. Inside you will find 5 large bedrooms with walk-in closets, high ceilings and lots of natural light. This is a wonderful property for your family!





### **Land**

Almost 7 acres.

### **Improvements**

4404 square feet finished

### **Water/Mineral Rights & Natural Resources**

Includes Well Permit

### **Region & Climate**

Land in beautiful Northern Colorado.

### **Location**

It is located roughly 12 miles north of Greeley and 12 miles east of Fort Collins.

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# Hayden Outdoors *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

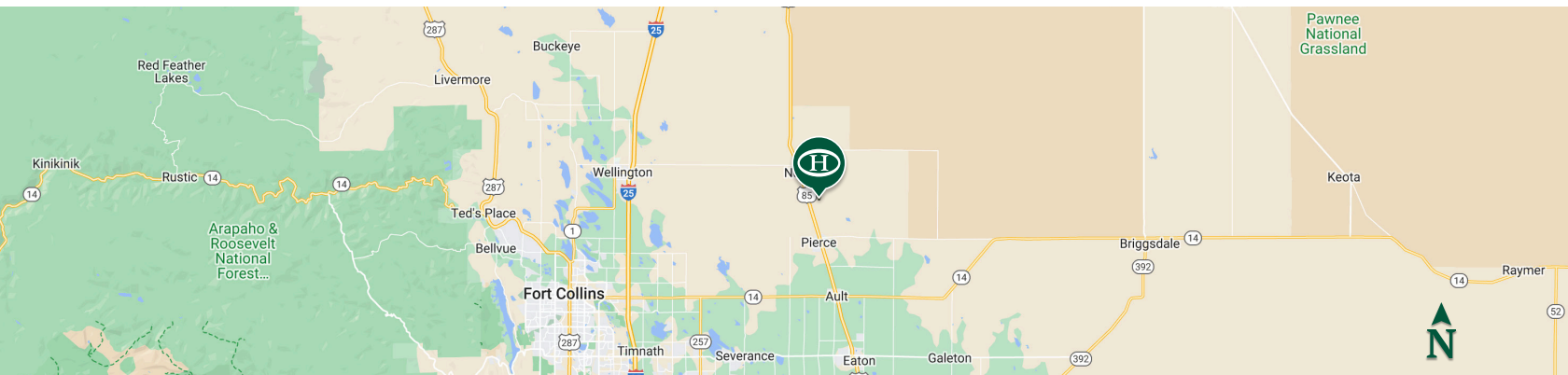
Scan to see more  
testimonials






 Boundary

**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.



## Stacy Kleve

-  PGA Pro & Golf Division Marketing  
Licensed in CO
-  SKleve@HaydenOutdoors.com
-  970.396.0955

  
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