

Nunn Build Lots 1 – 3

110.78 Acres | Weld County, CO | \$830,000



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TOTAL ACRES:

110.78

PRICE:

\$830,000

COUNTY:

Weld County

CLOSEST TOWN:

Nunn, CO

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Development Potential
Equestrian/Horse Property
House/Cabin
Hunting - Big Game, Predator/
Varmint & Small Game
Outbuilding/Barn/Shed/Shop
Propane

Land Details:

Address: TBD CR 27 and 98,
Nunn, Colorado 80648, USA

Closest Town: Nunn

Total Acres: 110.78

Deeded Acres: 110.78

Zoning: Ag

Estimated Taxes: \$232 - 2025

Source of lot size: Assessor/Tax Data

About This Property

Discover a rare land opportunity in Nunn, Colorado, located at County Road 27 and 98. These three spacious lots, ranging from 34–39 acres, offer the perfect setting to own an acreage close to many major towns. Enjoy wide-open views, privacy, and the freedom of country living while still being within reach of nearby communities. A great chance to own your piece of Colorado land.

Land

All three lots are accessed by a shared private road that runs through Lot 1 and connects to County Road 27. A road maintenance agreement is in place, with maintenance costs shared equally among the three property owners. The parcels are currently enrolled in CRP, and the sellers will buy out the contracts at closing. Power runs along the access road and is located near the point where all three lots meet. Please consult with Xcel on expenses and availability of connecting to power.

The lots are offered individually as follows:

Lot 1 (R4158806) – 34.37 ± acres – \$257,000

Lot 2 (R4158906) – 37.14 ± acres – \$278,000

Lot 3 (R3312005) – 39.27 ± acres – \$295,000

The property boundaries on the photos are approximate and are for representation purposes only





Water/Mineral Rights & Natural Resources

All three lots have active well permits in place that will transfer with the individual properties at closing. The sellers will retain all mineral rights associated with the properties.

Region & Climate

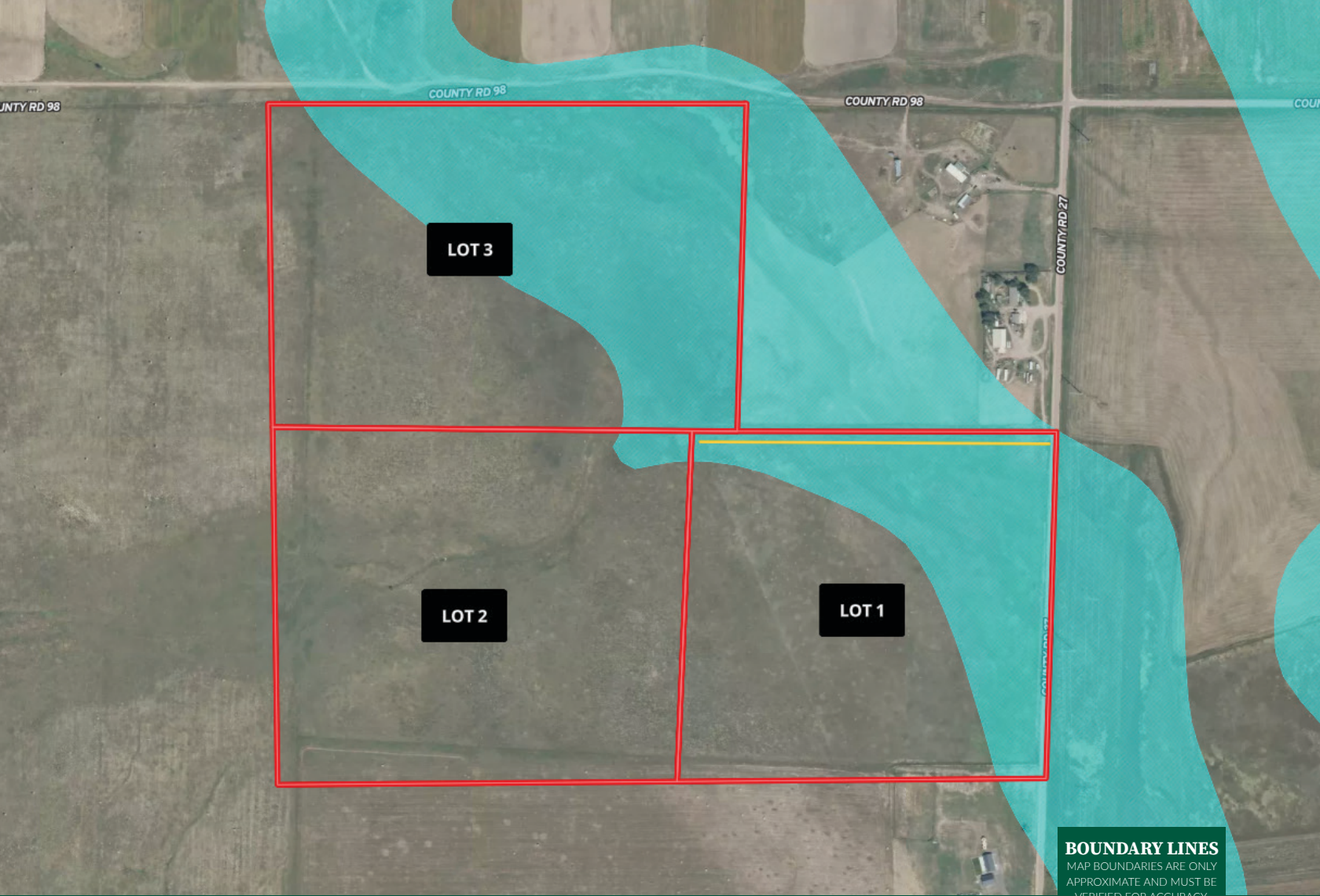
Nunn is located on the high plains of northern Colorado, characterized by open prairie and agricultural land. The area has a semi-arid climate with generally low humidity and moderate annual precipitation. Summers are typically warm to hot, while winters can be cold with periodic snowfall and occasional strong winds. Spring and early summer may bring thunderstorms, and weather conditions can change quickly, which is typical for the region. Overall, Nunn experiences four distinct seasons with a mix of sunny days and variable plains weather throughout the year.

Location

Nunn is a quiet rural community in northern Colorado, located in eastern Weld County. Set along the open plains, it offers wide-open views, peaceful surroundings, and a slower pace of life while still keeping you connected to key destinations. Nunn is about 25 miles northeast of Fort Collins and roughly 73 miles north of Denver and Denver International Airport, making commuting or travel convenient. It also sits just 30 miles south of the Wyoming border, giving residents easy access to both states. For buyers looking for space, privacy, and a country feel without being too far from city amenities, Nunn offers a comfortable balance of rural living and accessibility.

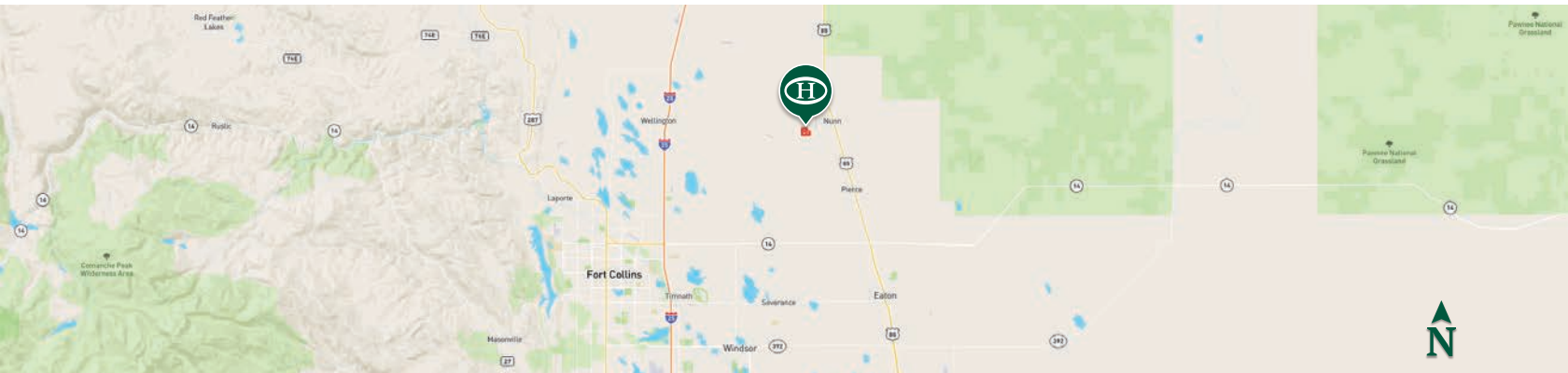
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 Boundary  Primary Road

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



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