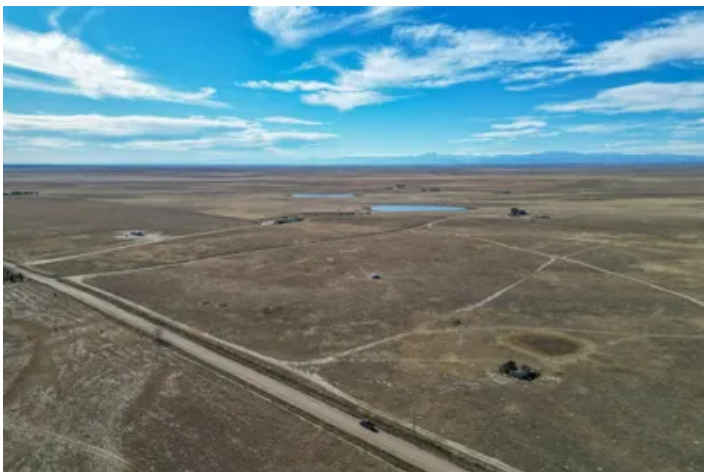


**35 Acre Homestead Opportunity - Weld County,
Colorado**
TBD County Road 55
Ault, CO 80610

\$130,000
35± Acres
Weld County



35 Acre Homestead Opportunity - Weld County, Colorado

Ault, CO / Weld County

SUMMARY

Address

TBD County Road 55

City, State Zip

Ault, CO 80610

County

Weld County

Type

Ranches, Farms, Recreational Land, Undeveloped Land, Lot, Horse Property

Latitude / Longitude

40.787199 / -104.544141

Acreage

35

Price

\$130,000

Property Website

<https://greatplainslandcompany.com/detail/35-acre-homestead-opportunity-weld-county-colorado-weld-colorado/79388/>



35 Acre Homestead Opportunity - Weld County, Colorado Ault, CO / Weld County

PROPERTY DESCRIPTION

Welcome to an exceptional opportunity to own 35 acres of pristine Colorado land in the wide-open landscapes of Weld County. Situated just off County Road 55, this expansive parcel offers excellent year-round access via well-maintained gravel roads and is only a short drive from the charming towns of Nunn (20 miles), Pierce (21 miles), and Ault (23 miles), making daily essentials and local amenities easily reachable while still enjoying the peace and seclusion of rural living.

Power lines run the entire length of County Road 55, making it easier to develop the property for a future residential home, weekend getaway, or homestead. With no HOA, no covenants, and no known restrictions, you have the freedom to build, camp, or simply invest in land with true versatility and independence. Whether you're looking to build your dream home, create a hobby farm, or invest in a landholding with long-term potential, this property offers it all.

One of the most breathtaking features of this parcel is the unobstructed panoramic view of the Rocky Mountains, stretching from the northern to southern Front Range. On clear days, you can see peaks from the iconic Longs Peak to Pikes Peak, creating a dramatic and ever-changing backdrop from sunrise to sunset.

Nature lovers, adventure seekers, and outdoor enthusiasts will also appreciate the property's close proximity to the Pawnee National Grassland, just a short drive away. This nearby natural haven offers a wealth of recreational activities including hiking, camping, birdwatching, nature photography, off-roading, and target shooting.

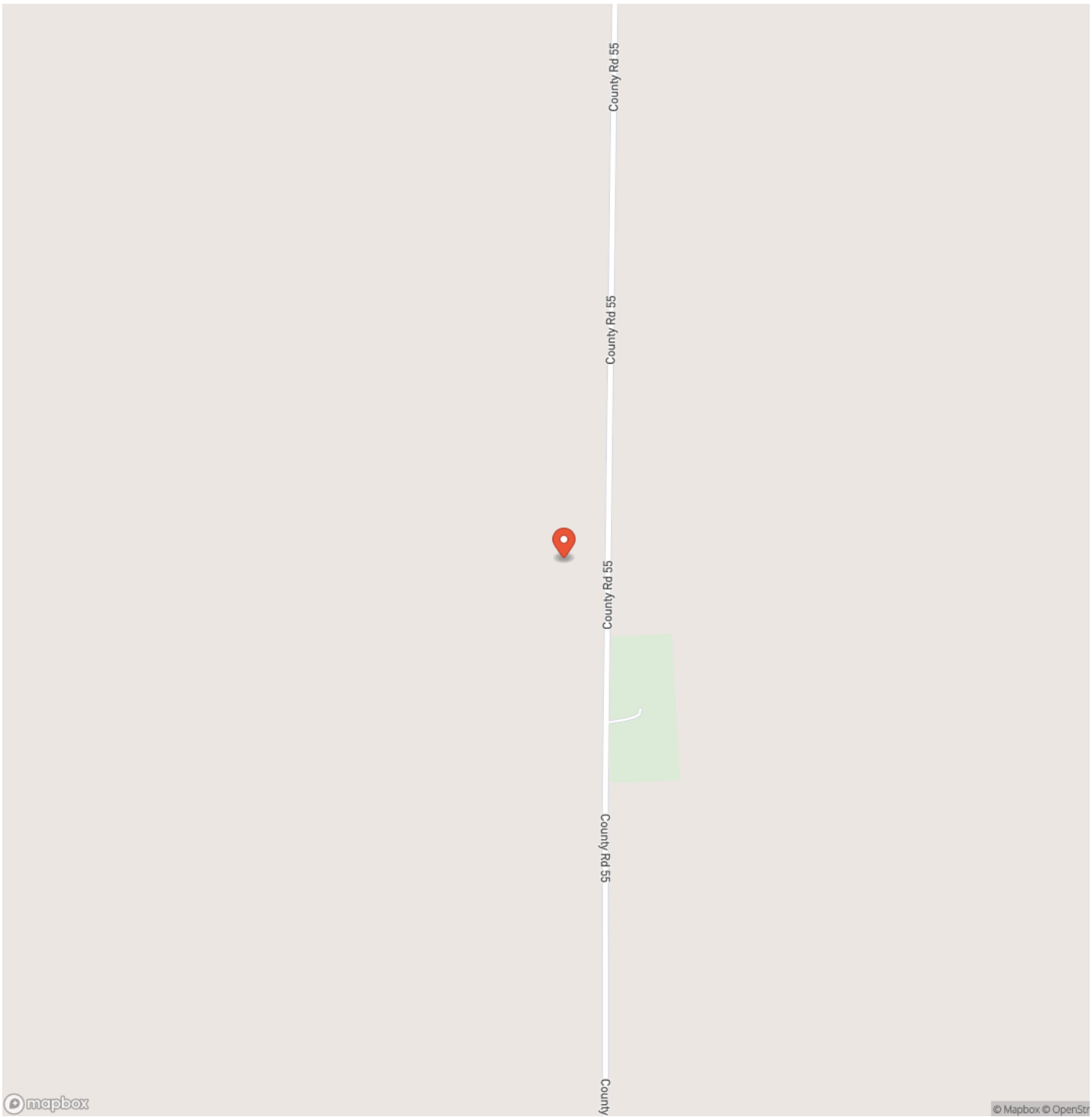
Whether you're seeking solitude, a development opportunity, or a place to enjoy Colorado's unmatched natural beauty, this 35-acre parcel is ready to deliver. Contact us today to schedule a showing or to learn more about making this slice of Weld County yours.

Please note the gate and dirt road near the southeast corner of the property IS NOT a part of the property, nor is it access to the property.

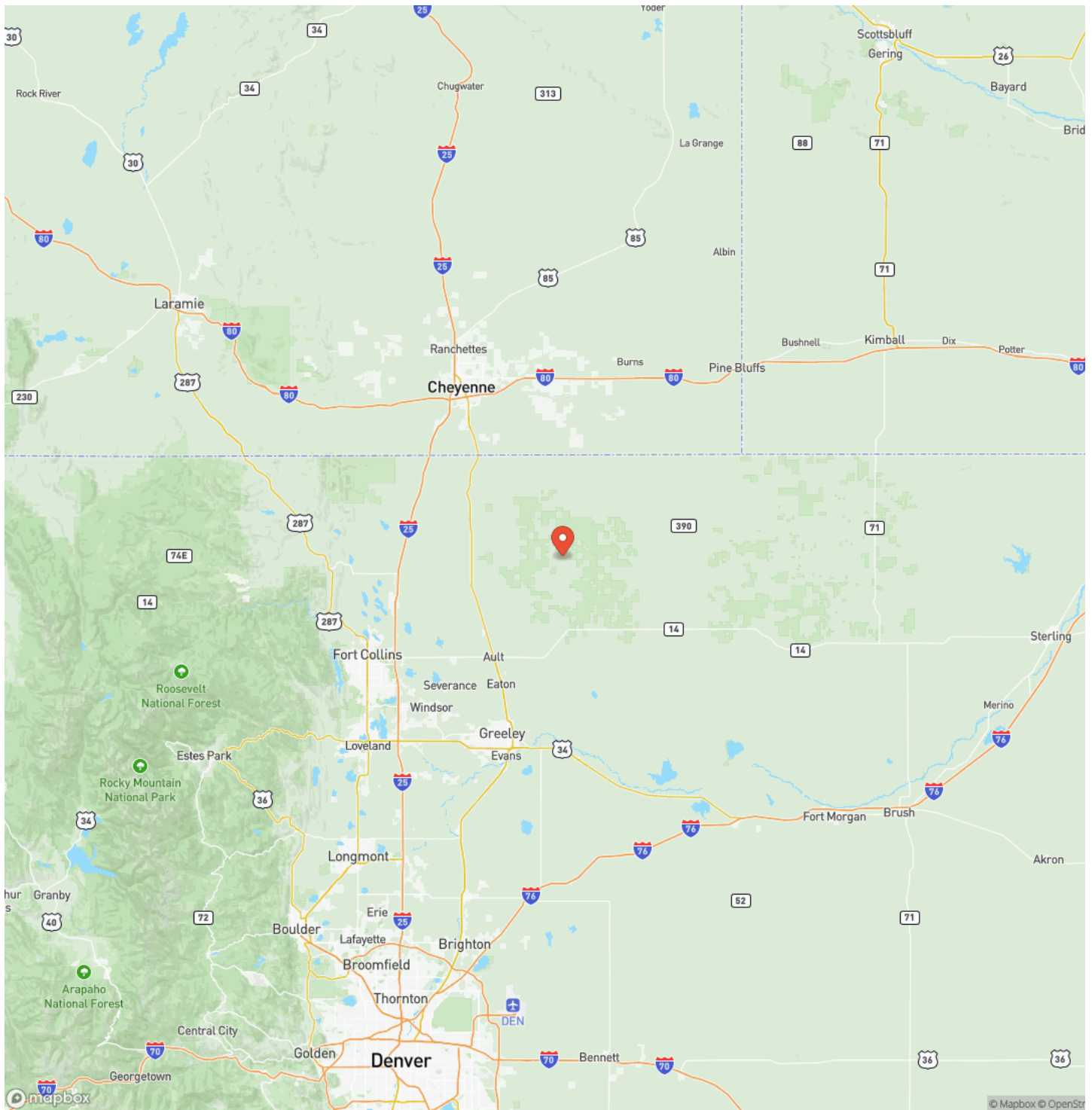
35 Acre Homestead Opportunity - Weld County, Colorado
Ault, CO / Weld County



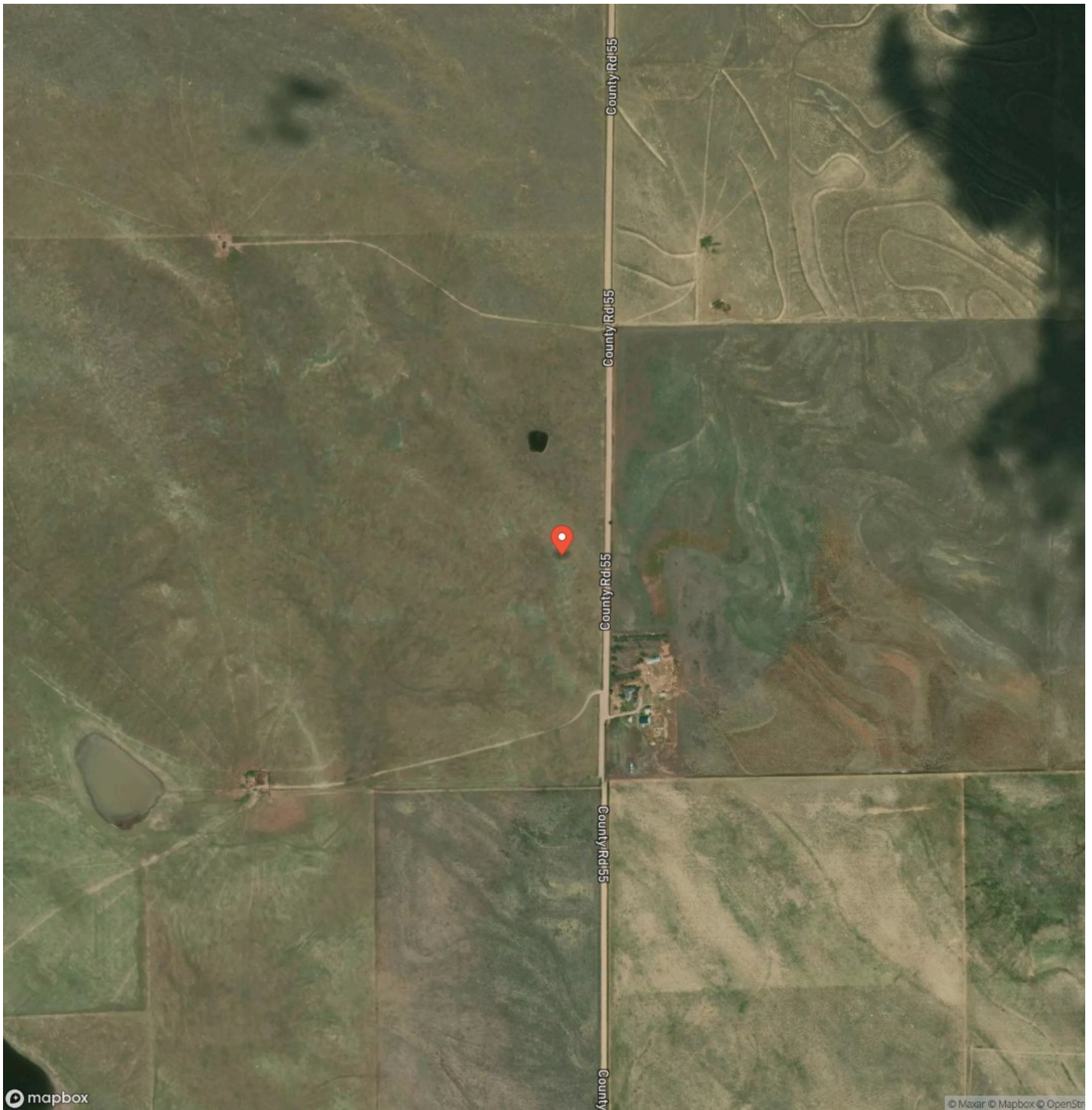
Locator Map



Locator Map



Satellite Map



35 Acre Homestead Opportunity - Weld County, Colorado

Ault, CO / Weld County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ethan Janicki

Mobile

(303) 963-6738

Email

ethan@greatplains.land

Address

3460 E. Nielsen Ln

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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