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Oil & Gas Facility
CR 38
Platteville, CO
+/- 40 acres



DESCRIPTION: 40 Acres with an extensive USR for an oil and gas facility with up to a 20,000 sq ft shop. Seller may rent the facility back. There are 17 oil wells permitted and planned to be drilled next spring at \$25,000/well surface damages that would go to buyer.

LOCATION: From Hwy 60, go west on CR 38 for approximately 2.5 miles. Property is on the south side of the road.

MINERALS: Oil, gas and mineral rights are excluded

WATER: Irrigation Well 12022R

ZONED: Ag with USR for an oil and gas facility

TAXES: \$748/2018

LEGAL: Lot B of RE-4174 being part of the W2 of the NW4 1-3-67

\$1,250,000



**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

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