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7990 WCR 1

4.5 ACRES +/-

Longmont, CO

\$560,000



Comments: Residential building site with spectacular Colorado mountain views! Conveniently located off E. County Line Road just south of Hwy 119. Water tap is installed.

Legal: Lot A of Subdivision Exemption No, SE-1071 being part of the North-west 1/4 of Section 30, Township 2 North, Range 68 West of the 6th P.M. Identified by Weld County Assessor Parcel No. 131330200001 containing 4.5 acres more or less.

Taxes: \$15/2018

Water: 1- Left Hand Water District Tap
1- Share of the Capital Stock of the Boulder and Whiterock Ditch and Reservoir Company



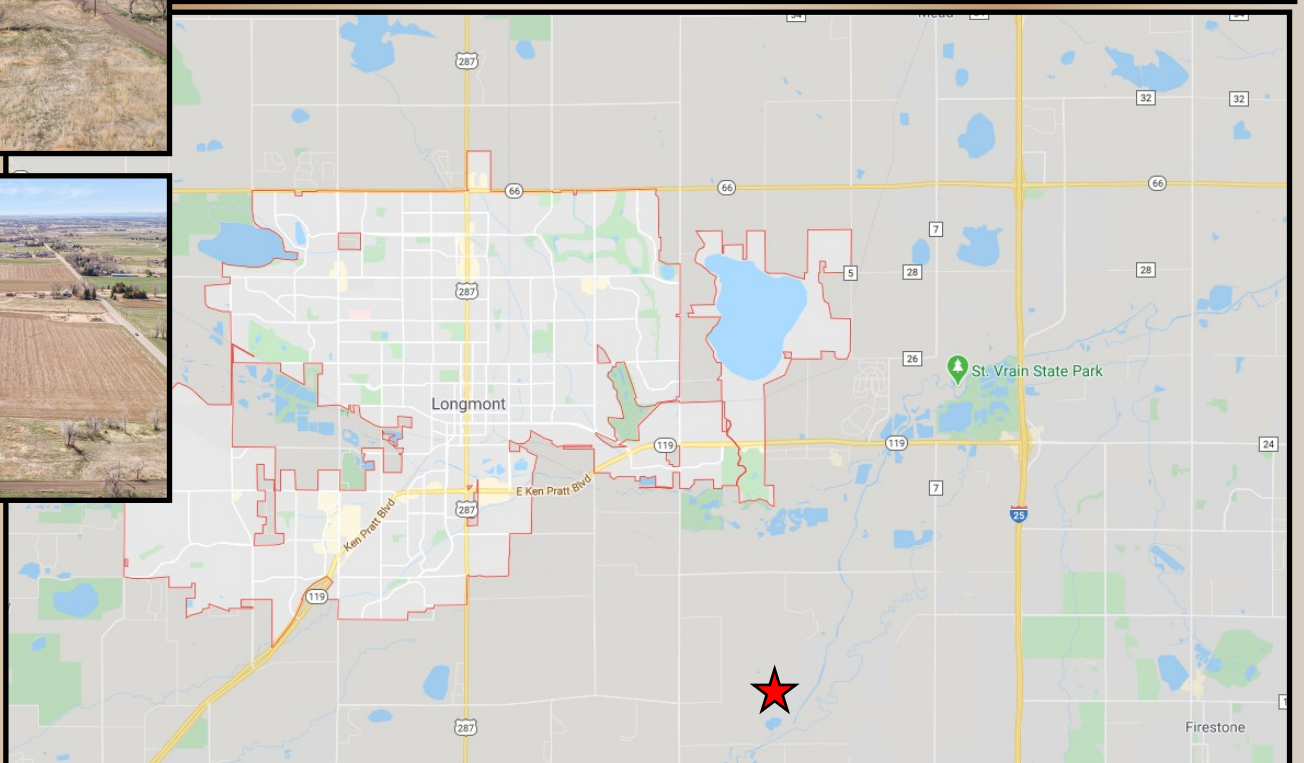
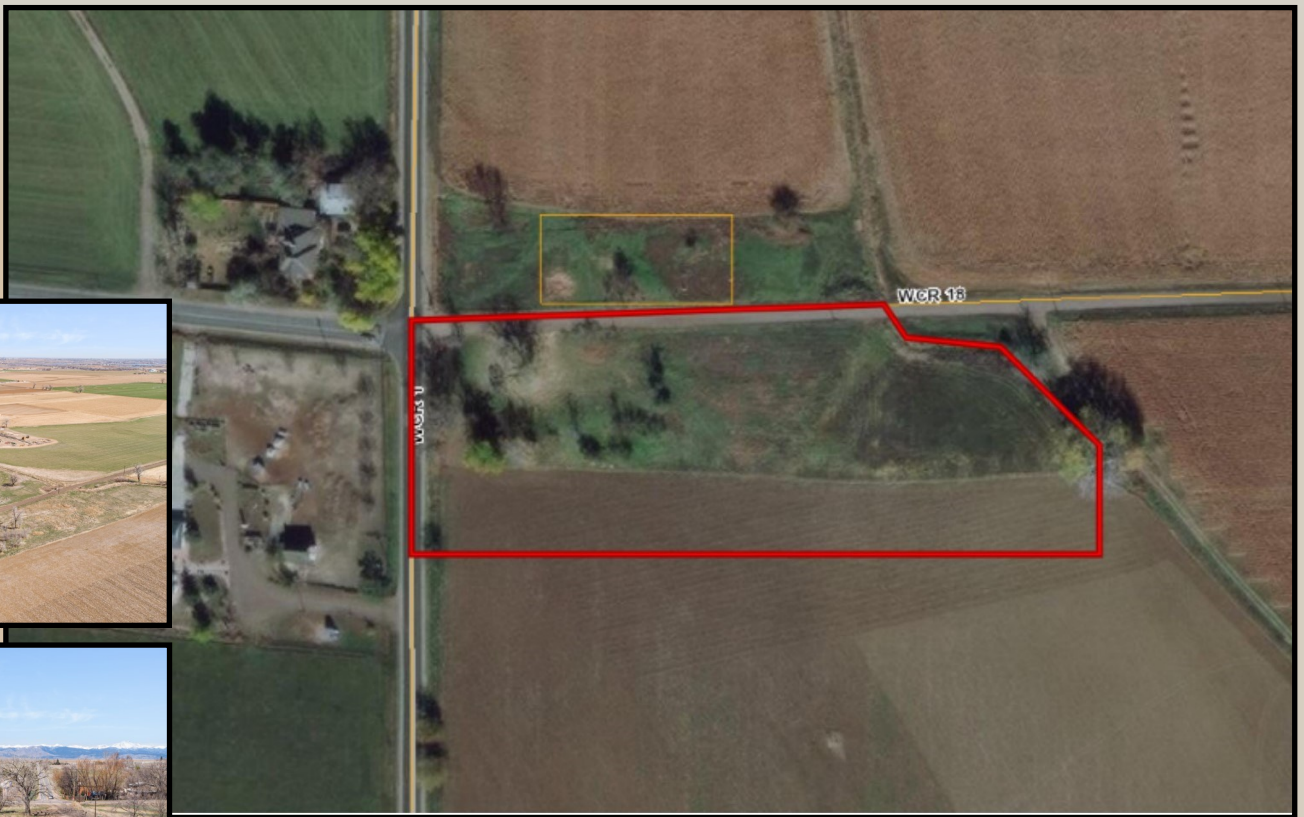
**RYAN
HOSTETLER**

Accredited Land Consultant

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From I-25, exit Hwy 119, west to E. County Line Road, then south to CR 18. Property is on the southeast corner of CR 1 & CR 18.



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