**18 Acres - Hwy 71**
**TBD Hwy 71**
**Stoneham, CO 80754**

**$19,500**
**18± Acres**
**Weld County**







## SUMMARY

**Address**
TBD Hwy 71

**City, State Zip**
Stoneham, CO 80754

**County**
Weld County

**Type**
Farms, Hunting Land, Ranches, Recreational Land, Business Opportunity, Lot, Horse Property

**Latitude / Longitude**
40.680477 / -103.687038

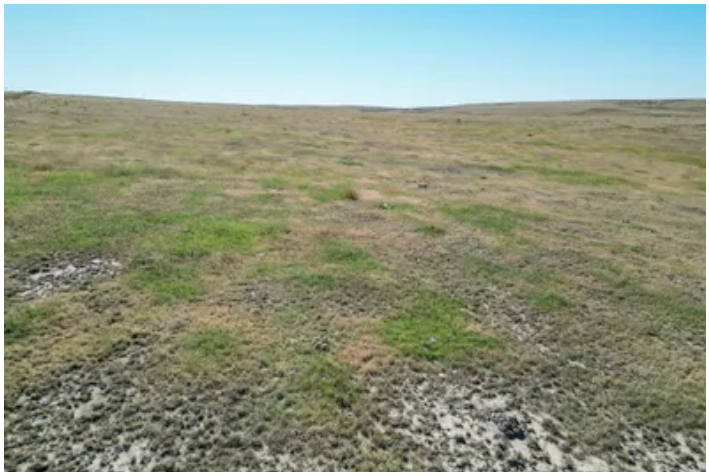
**Acreage**
18

**Price**
$19,500

**Property Website**
greatplainslandcompany.com







## PROPERTY DESCRIPTION

**18± Acres of Native Grassland on Highway 71 | Weld County, CO**

This 18± acre parcel in northeastern Weld County is a simple, affordable way to own a piece of Colorado's eastern plains. The land is vacant and unimproved, covered in native grassland, and classified by the county as agricultural grazing land. Colorado State Highway 71 runs through the property, giving it paved highway frontage on both sides of the road.

With no structures or improvements to work around, the property is a blank slate. It can serve as grazing ground, a base for outdoor recreation, or a long-term land hold. Frontage on a state highway also gives the parcel visibility and makes it easy to find, which many rural parcels in the area can't offer.

Holding costs are minimal. Under its current agricultural classification, Weld County estimates 2026 property taxes at $3.70 for the entire year.

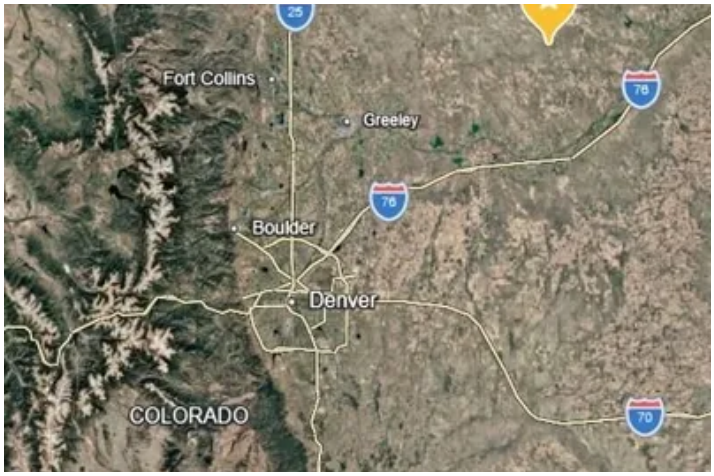
Highway 71 links the property to Brush and Interstate 76 to the south and to the Nebraska state line to the north. The parcel lies within the Raymer-Stoneham fire district and School District RE-11J (New Raymer).

If you're looking for an entry point into Colorado land ownership, additional grazing acreage, or a low-maintenance property to hold for the future, this 18-acre tract is worth a look.

The boundary lines shown in any photographs, aerial images, or maps associated with this listing are approximate and are intended for general reference purposes only. The information provided is believed to be reliable but is not guaranteed. Great Plains Land Company assumes no liability for errors or omissions. Buyers are encouraged to conduct their own due diligence.





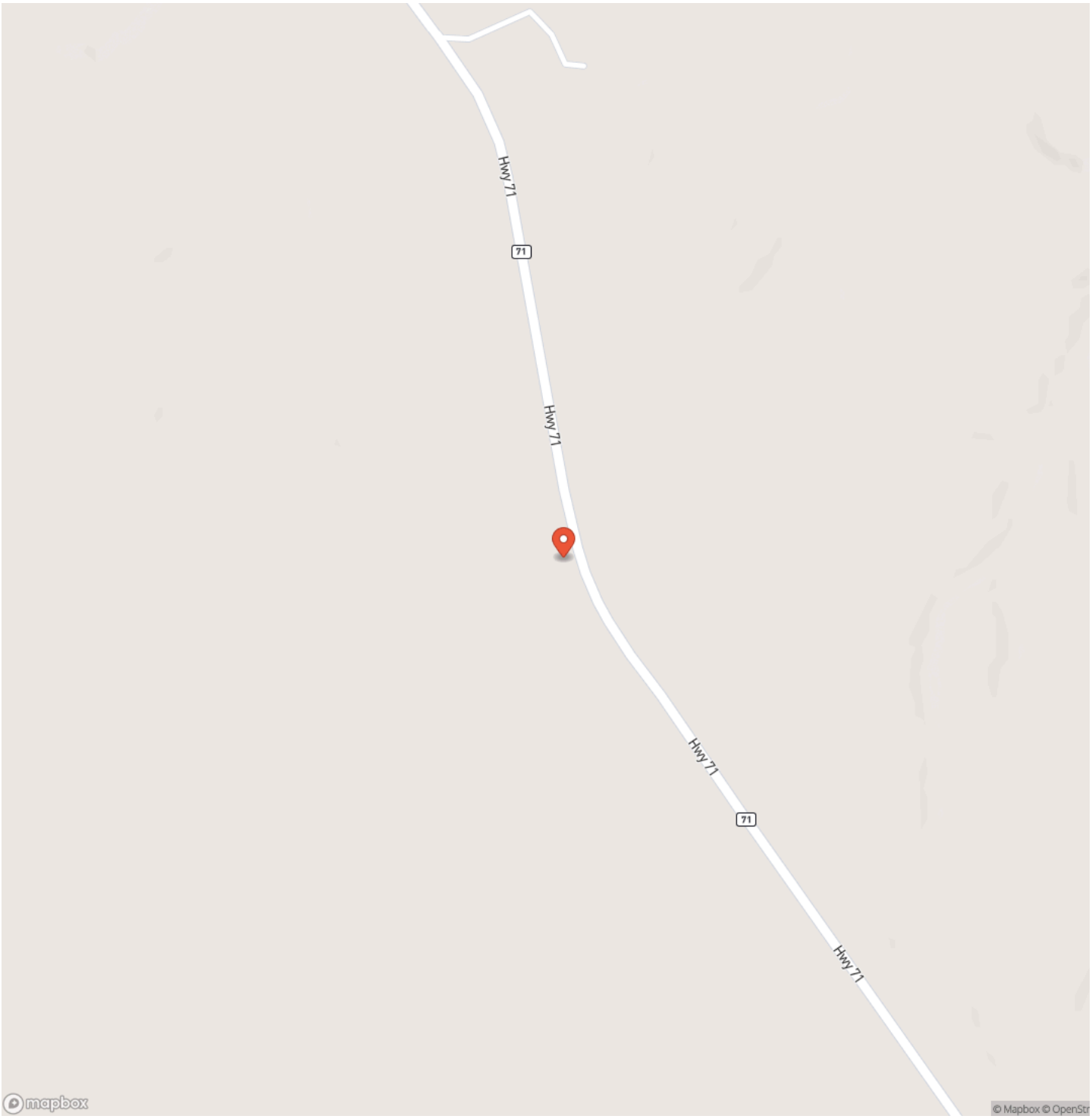

Fort Collins
Greeley
Boulder
Denver
COLORADO
25
76
76
70


Hwy 71
Hwy 71

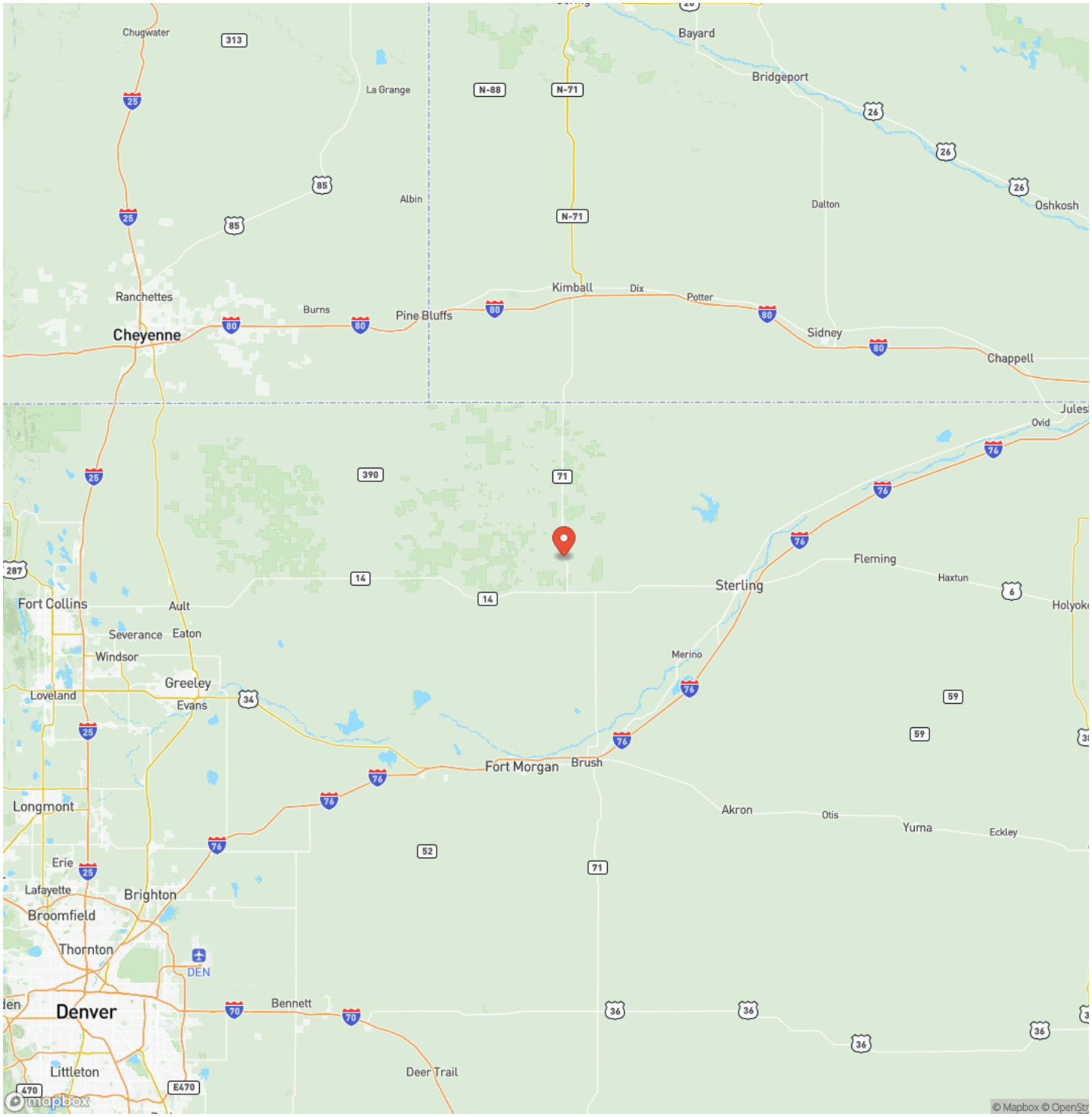

Hwy 71



# Locator Map



# Locator Map


Chugwater
313
La Grange
N-88
N-71
Bayard
Bridgeport
26
Oshkosh
Albin
85
Dalton
Ranchettes
Burns
Pine Bluffs
Kimball
Dix
Potter
Cheyenne
80
Sidney
Chappell
Ovid
390
71
Fleming
Haxtun
Sterling
Fort Collins
Ault
Severance
Eaton
Windsor
Greeley
Loveland
Evans
Merino
34
59
Fort Morgan
Brush
Longmont
Akron
Otis
Yuma
Eckley
52
Erie
Lafayette
Brighton
Broomfield
Thornton
DEN
Denver
Bennett
Littleton
Deer Trail
E470
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# Satellite Map



## LISTING REPRESENTATIVE

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## NOTES

**NOTES**

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