

106± Acres with Mineral Rights on Highway 71 | Weld
County, CO
TBD HWY 71
Stoneham, CO 80754

\$84,800
106± Acres
Weld County



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Stoneham, CO / Weld County

SUMMARY

Address

TBD HWY 71

City, State Zip

Stoneham, CO 80754

County

Weld County

Type

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

Latitude / Longitude

40.68139 / -103.687594

Acreage

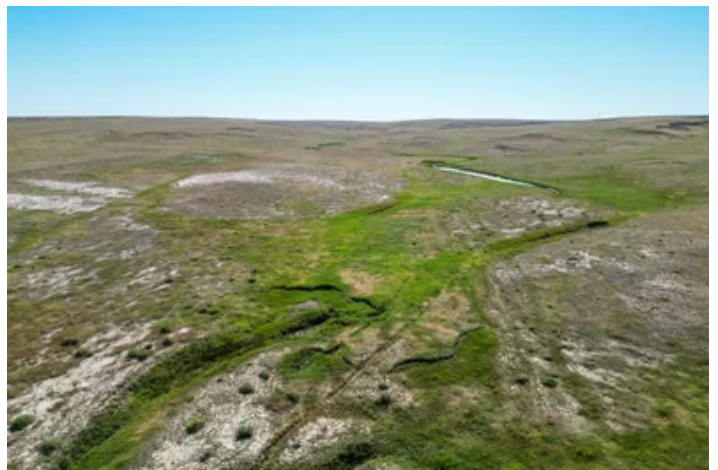
106

Price

\$84,800

Property Website

greatplainslandcompany.com



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PROPERTY DESCRIPTION

106 Acres with Mineral Rights on Highway 71 | Weld County, CO

This 106 acre property in northeastern Weld County has open grassland, seasonal ponds, frontage on a paved state highway, and a feature land buyers in this area regularly ask about: the mineral rights are included in the sale. The land is vacant and unimproved, covered in native grassland, and classified by the county as agricultural grazing land.

Because the mineral rights are included, a buyer gets both the surface and what lies beneath it. Oil and gas development is a significant part of Weld County's economy, so owning the minerals gives a buyer more control over the property and the chance to benefit from any future leasing or development.

The property also draws wildlife. Several seasonal ponds attract ducks, and deer and antelope frequent the land, giving hunters opportunities for both waterfowl and big game.

At just over 106 acres, the property has room for a grazing operation, a hunting and recreational retreat, or a long-term land investment. With no structures or improvements in place, a buyer can plan its use from the ground up.

Frontage along Colorado State Highway 71 gives the property visibility and makes it easy to find. Highway 71 links the area to Brush and Interstate 76 to the south and to the Nebraska state line to the north. The property lies within the Raymer-Stoneham fire district and School District RE-11J (New Raymer).

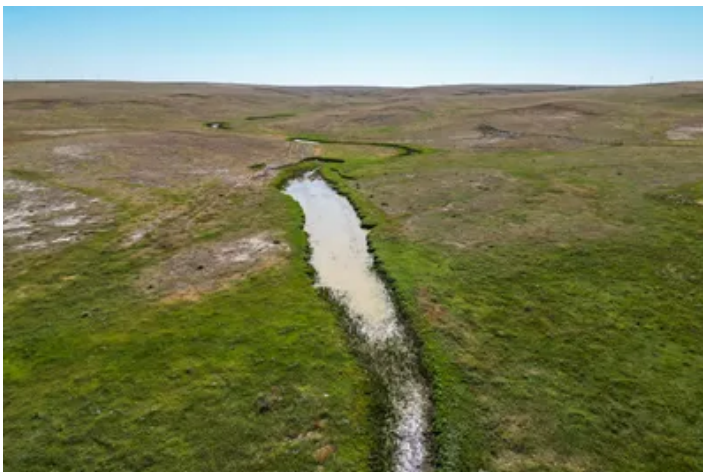
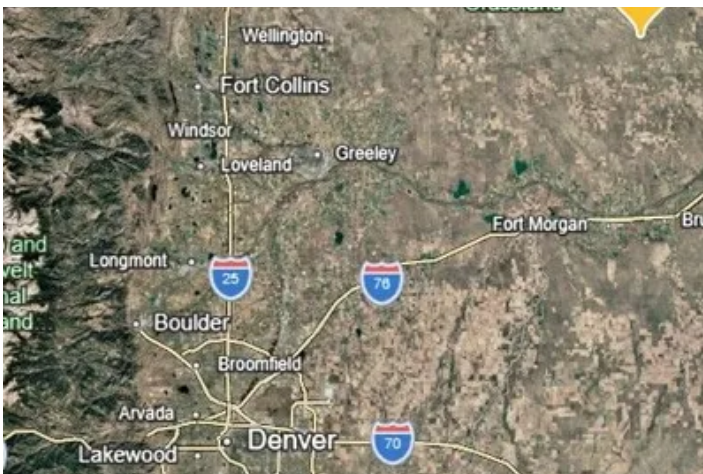
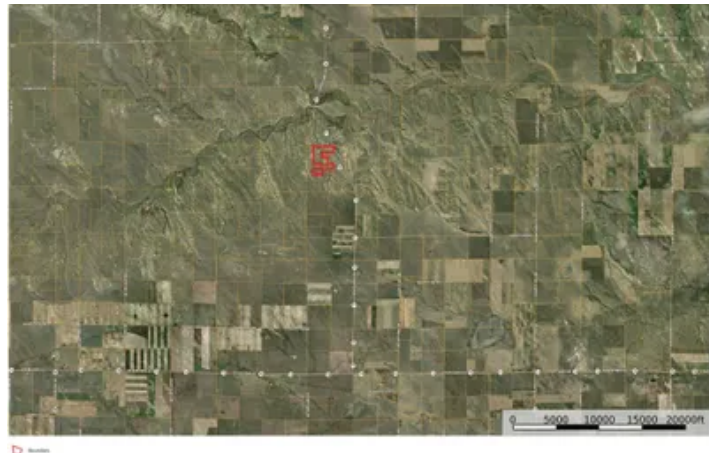
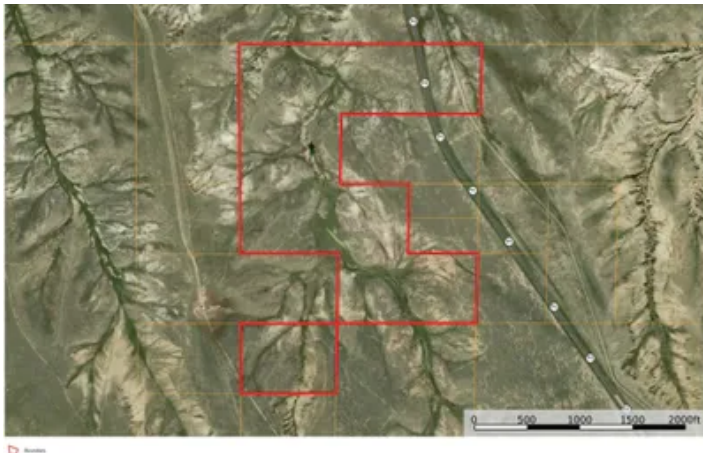
Holding costs are minimal. Under its current agricultural classification, Weld County estimates 2026 property taxes at \$20.88 for the entire year.

If you're adding grazing acreage, looking for land with mineral rights and hunting opportunities, or want a low-maintenance property to hold for the future, this 106-acre tract is worth a look.

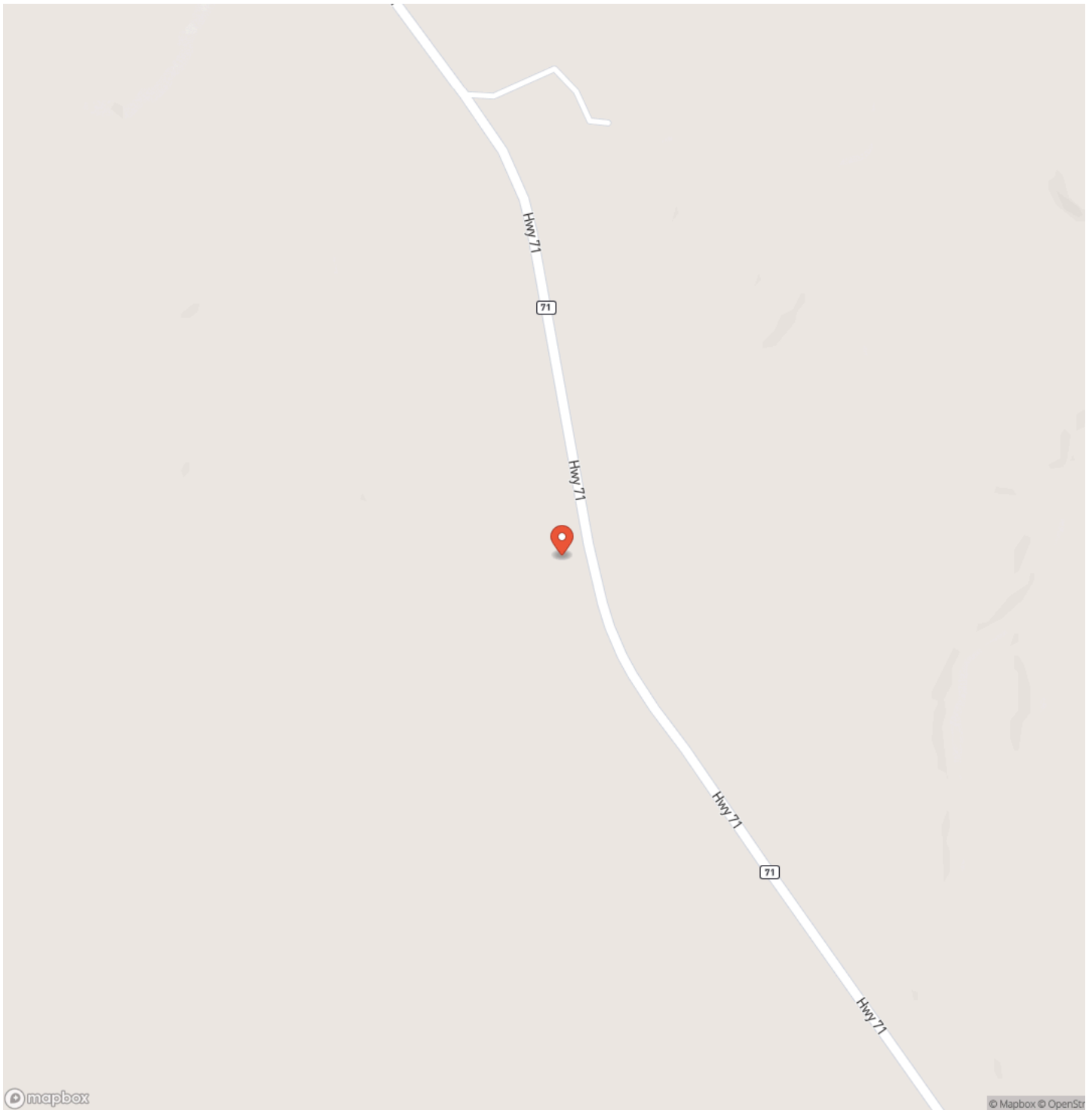
The boundary lines shown in any photographs, aerial images, or maps associated with this listing are approximate and are intended for general reference purposes only. The information provided is believed to be reliable but is not guaranteed. Great Plains Land Company assumes no liability for errors or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



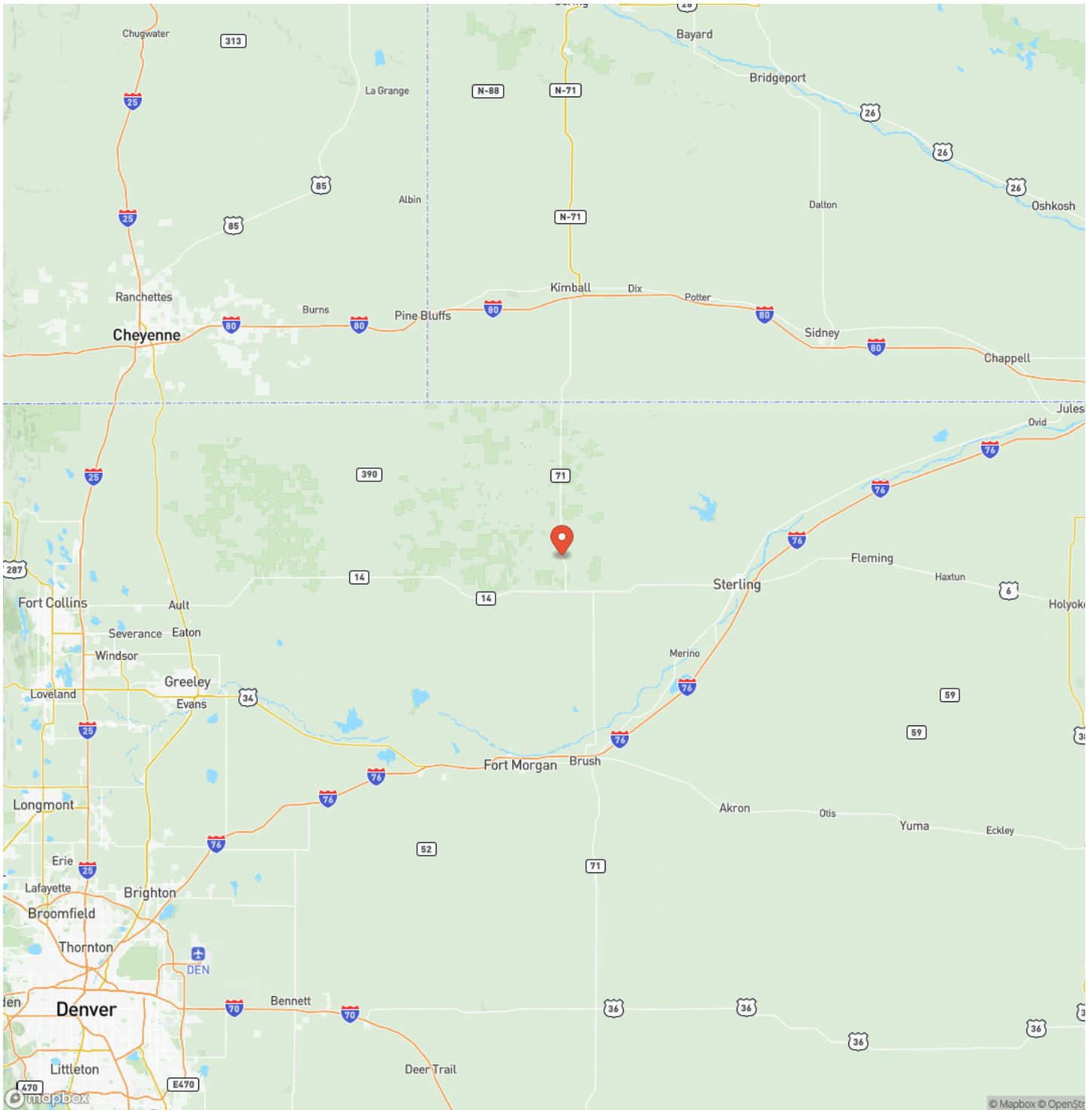
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Locator Map



Locator Map



GREAT PLAINS

LAND CO.

Satellite Map



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Stoneham, 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

Denver, CO 80210

NOTES

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This image shows a single 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.



DISCLAIMERS

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Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>

