

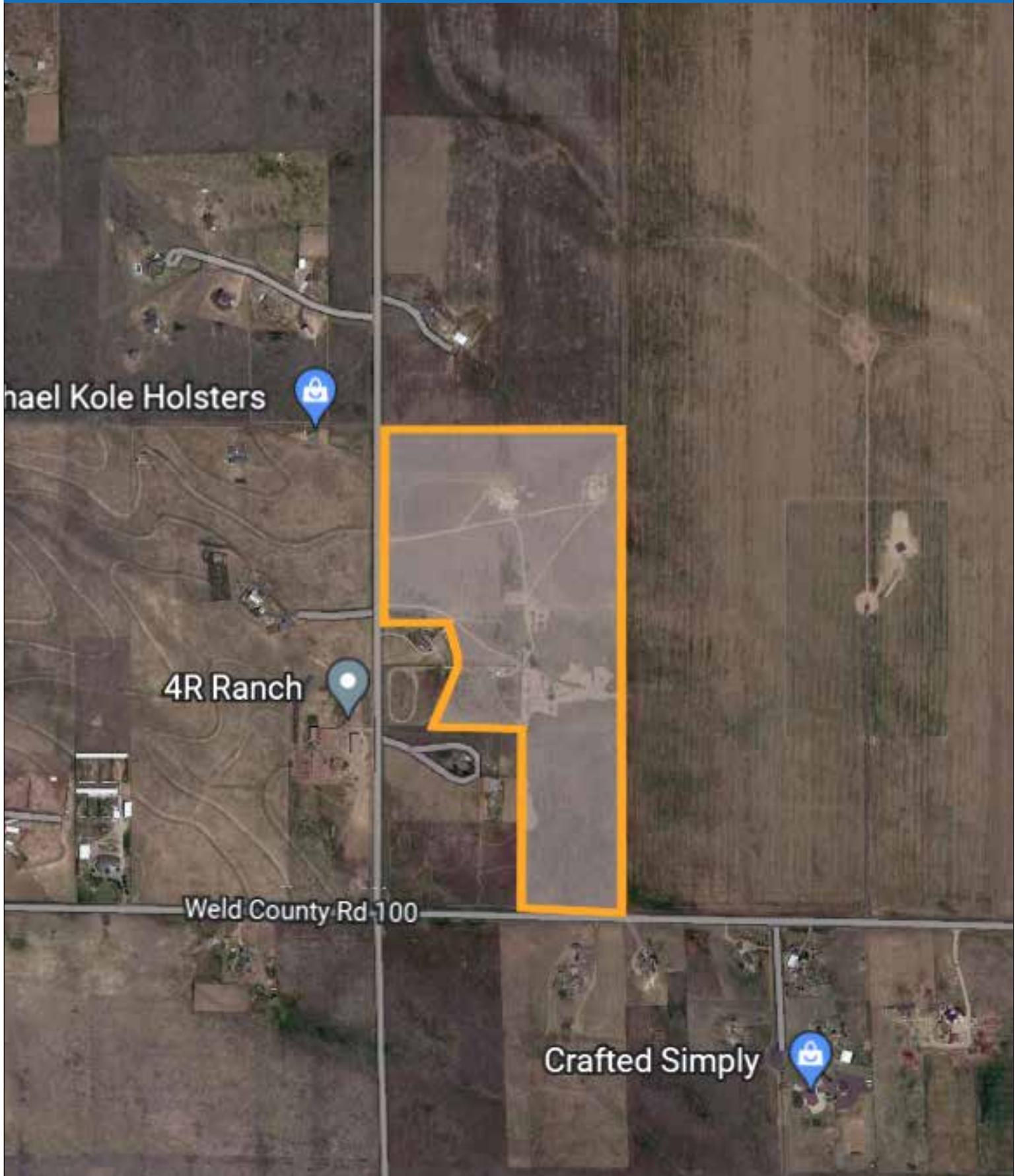


**56+/- Acres**  
**Las Animas County, CO**  
**Nunn Township**

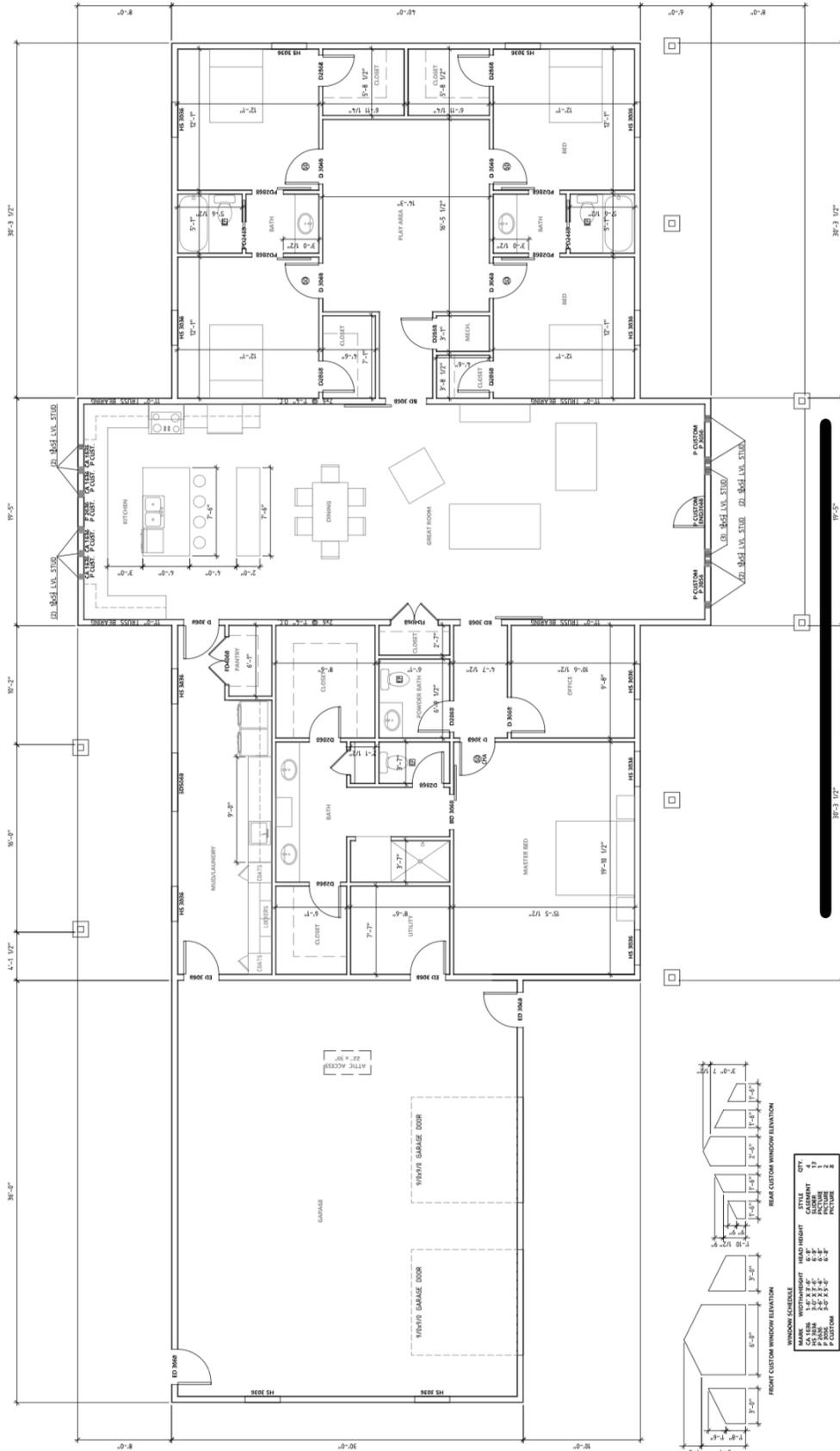


**High Point Land Company**  
**7557 WCR 17 Wellington, CO 80549**

# Aerial Map



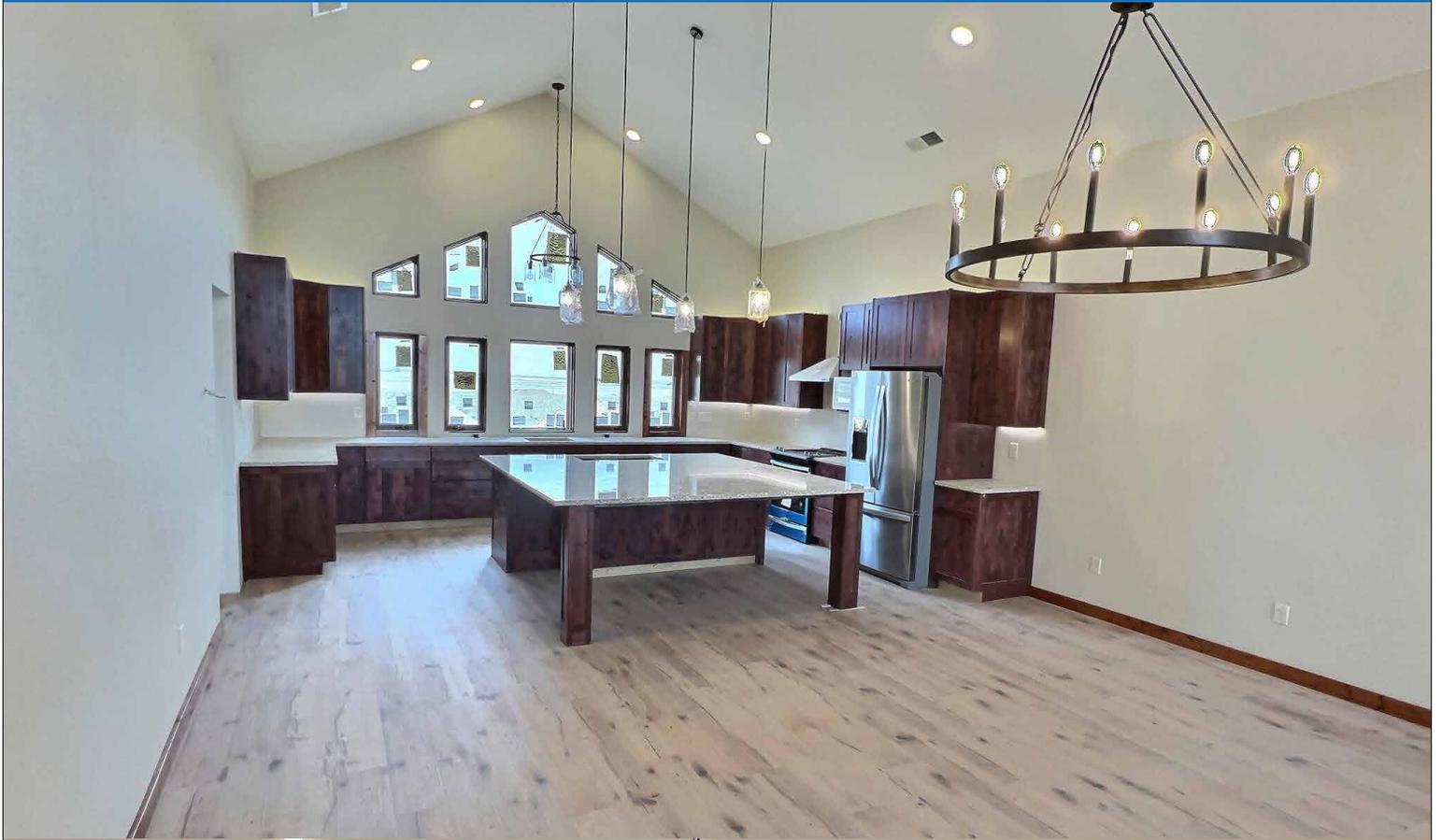
# Property Floor Plan



# Property Photos



# Property Photos



# Property Photos



# Listing Summary

## 56+/- Acres Weld County, CO

Welcome to Rural Living at its finest! Do you want to get away from the city, but still be within a short distance to all your shopping and city amenities? Then look no further! This magnificent property, encompassing a brand-new Ranch-Style home, sits just inside Weld County, approximately six miles east of Wellington, Colorado. Located off of CR 100 and CR 17, lies this beautiful 56.2-acre property with a newly built 4,530 total square foot home. This spectacular home is expected to be completed June 10th!

The property features perimeter fencing on all boundaries, three fenced off pastures, access from two county roads, and one loafing shed for livestock. As private property, this gem has NO HOA and NO COVENANTS and is currently zoned agricultural. With gorgeous views of the Front Range and Longs Peak, this Ranch-Style home is a true country luxury, featuring RADIANT FLOOR HEATING throughout the entire 3,453 square feet of living space!

The new home includes 5 bedrooms, 3 full baths, and one ½ bathroom, with central A/C and heat (in addition to radiant floor heating), and backup electrical to run the home off a Generator. The home also features a 1,080 square foot attached garage and a back patio accessed by sliding glass doors from a vast mudroom. Comfortably entertain friends and family in the beautiful open kitchen, starring red mahogany custom cabinets, brand-new appliances, two kitchen sinks (large sink in island and prep sink on back counter), two dishwashers, a gas range, and French door refrigerator. Quartz countertops are showcased throughout every bathroom and the mudroom, with the star of the show being the grand kitchen island measuring eight feet by eight feet! Flowing from the kitchen is an open concept dining and Great Room, with a massive 17-foot vaulted ceiling. If you move to the southern portion of the house, you will find four bedrooms and two bathrooms, with a second living room. On the northern side of the house, you will find a home office, a half bathroom, and the huge master suite, featuring a walk-in shower, whitewash custom cabinets, and two very spacious walk-in closets. New Fiber internet into the house and wired throughout the house for direct hookups. The owners invested an incredible amount of thought and consideration into building this lovely new home on the stunning 56 acres of rural Colorado.

For more information and showings contact Colorado land Specialist, Kyle Lopez at 719-640-3888 or [kyle@highpointlandcompany.com](mailto:kyle@highpointlandcompany.com).

**High Point Land Company**

*7557 WCR 17 Wellington, CO 80549*



7557 WCR 17  
Wellington, CO



“We sell farms, it’s what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client’s largest financial transactions of their lives. It’s our job to get it done right.”

**CONTACT LAND AGENT:**

Kyle Lopez

719-362-0062

[Kyle@highpointlandcompany.com](mailto:Kyle@highpointlandcompany.com)

