OBENCHAIN HIDEOUT
40 Acres • Larimer County, CO • $585,000

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PROPERTY SUMMARY

$585,000
Total Acres: 40
ID #: 9269
Closest Town: Laporte
County: Larimer County
Property Type: Homes, Cabin, Recreational
Water Rights: Those associated with the Domestic well Permit
Mineral Rights: None
Home Style: Bilevel, Passive Solar
State Hunting Unit: 9

ACTIVITIES & AMENITIES

Boating/Sailing/Rafting
Equestrian
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Pond/Lake
Stream/River

LAND DETAILS

Total Acres: 40
Zoning: Res
Elevation: 5,980 ft
Topography: Foothills
Vegetation: Grass, ponderosa pines
Estimated Taxes: $2,698.00
Source of Lot Size: Assessor/Tax Data

BUILDING DETAILS

Homes: 1
Type of Home: Cedar Lap Siding
Bedrooms: 3
Bathrooms: 2
Basement: None
Year Built: 1995
Outbuildings: 0
PROPERTY SUMMARY: Welcome Home! Nestled in the Northern Colorado foothills, this 40 acre retreat is as private as it gets. It is only a 40 min. drive to the north end of Fort Collins, and 45 min. to Laramie WY. The property borders state land to the southeast and national forest to the northwest. A short walk along the associations private access will lead you down the hill to the north fork of the Poudre River. This is the most secluded area in northern Colorado to fish, canoe or paddle! Also from this area you have miles and miles of national forest for all of your recreational use.

This custom home boasts 2 bedrooms, 1 office and two full bathrooms. Built to absorb the wonderful southern exposure, the passive solar design will help keep you comfortable during the colder months. The large picture windows overlook the valley and will invite you to grab a cup of coffee and soak it all in. Hickory hardwood floors in the living room and ceramic tile in the kitchen. The living room has a large wood burning fireplace and picture windows. The oversized deck off of the master bedroom is truly breathtaking looking across the property into Seaman Reservoir, the Poudre Canyon and Grey Rock.

The Garage is ready for all of your projects and hobbies. 12ft ceilings, 220volt power, wash station and work benches.

Driving to the property, you might just see the famous Bonner Peak turkeys that roam, and all the beautiful wild flowers this area offers.

Bonner Peak Subdivision is one of the most sought after foothill subdivisions due to its location to Fort Collins, Poudre Canyon and the HOA has National Forest access! The proposed Glade reservoir will be located just to the south of the Bonner Peak Subdivision. The area has fantastic hiking, biking, horseback riding, fishing and hunting, and is located in GMU 9, being home to elk, deer, black bear and turkey.

This truly is a Colorado dream property.

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Casey has been proud to call Colorado her home for her entire life. Moving to northern Colorado at the age of five, along with her parents and brother, she acquired a great appreciation for the outdoors, and the many activities they were involved in. Her family was very active in the bowhunting world, and were proud members of the Colorado Bowhunters Association. They rarely missed any event that involved archery or hunting. Casey has an incurable love for all animals, ranch and wild.