

Jessiquin Ranch

35.00 Acres

Larimer County, CO

\$164,500



HAYDEN  OUTDOORS.

Jessiquin Ranch

TOTAL ACRES:

35.00

PRICE:

\$164,500

COUNTY:

Larimer County

CLOSEST TOWN:

Red Feather, CO

Activities & Amenities:

ATV/Off Road
Equestrian/Horse Property
Hunting - Big Game
Hunting - Turkey
Cattle/Ranch
Farm/Crops/Ag
Hunting - Predator/Varmint
Outbuilding/Barn/Shed/Shop

Land Details:

Address: 996 Thirty Six Ln,
Livermore, Colorado 80536, USA
Closest Town: Red Feather/Laramie
Total Acres: 35.00
Deeded Acres: 35.00
Leased Acres: 0.00
Zoning: Open
Elevation: 7165
Topography: Rolling grassland
Vegetation: grass
Estimated Taxes: \$16.11 - 2022
Source of lot size: Unknown

Property Summary

Discover a 35-acre haven for outdoor enthusiasts! Nestled in Unit 8, this rolling grassland offers prime hunting for Antelope, Elk, Bear, Deer, Turkey, and Coyote, along with abundant fishing honey holes. Exclusive BLM access for Sand Creek landowners adds prestige. Proximity to Colorado's Roosevelt National Forest and Bull Mountain ensures unparalleled hunting. Enjoy camping, explore ATV trails & more.

General Operations

A sprawling 35-acre parcel (with the option of purchase the adjacent 35 acres) of rolling grassland that promises a haven for diverse wildlife and thrilling recreational activities. Situated in Unit 8, renowned for its exceptional hunting grounds, this property boasts an abundance of game, including Antelope, Elk, Bear, Deer, Turkey, and Coyote. Beyond the allure of the hunt, the area is replete with fishing honey holes, offering anglers a chance to reel in trophy catches in the serenity of nature.

This exclusive property not only provides access to the vast wilderness on its own but also holds the key to exploring the neighboring Bureau of Land Management (BLM) land. It's crucial to note that access to the adjacent BLM land is a privilege reserved for Sand Creek landowners, adding an exclusive element to this offering. This restriction ensures a more private and secure experience for those who call this piece of land their own.





For those who crave a variety of outdoor pursuits, this property is a gateway to some of the best hunting grounds in Colorado, including the renowned Roosevelt National Forest and the infamous Bull Mountain. These nearby destinations promise a wealth of opportunities for hunters seeking diverse challenges and unforgettable experiences. Whether you are an avid camper or a thrill-seeker on an ATV, the property's proximity to camping sites and ATV trails ensures that every outdoor adventure is within easy reach.

Recreation

This exclusive property not only provides access to the vast wilderness on its own but also holds the key to exploring the neighboring Bureau of Land Management (BLM) land. It's crucial to note that access to the adjacent BLM land is a privilege reserved for Sand Creek landowners, adding an exclusive element to this offering. This restriction ensures a more private and secure experience for those who call this piece of land their own.

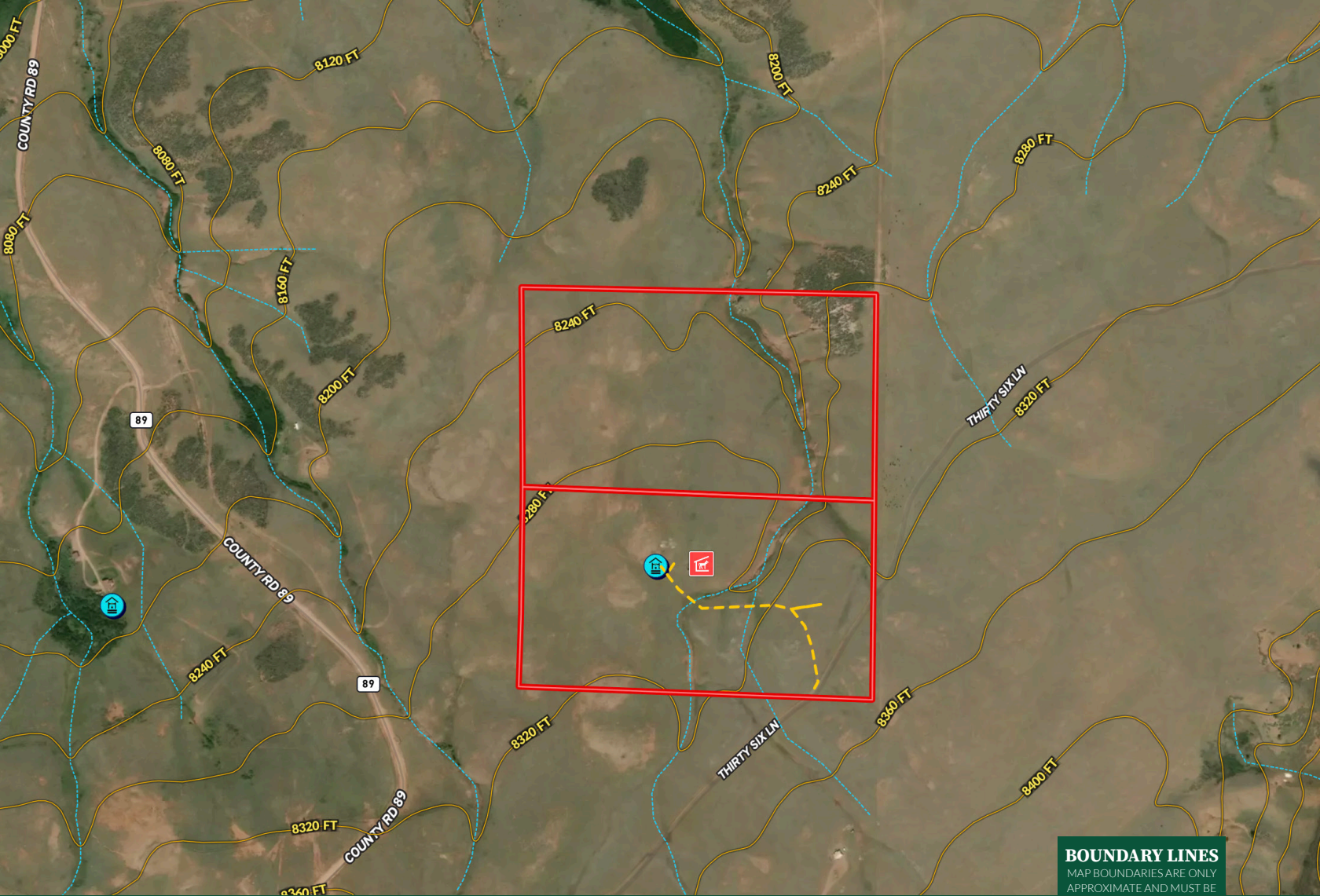
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Region & Climate

In Laramie, the summers are warm, dry, and mostly clear and the winters are freezing, snowy, windy, and partly cloudy. Over the course of the year, the temperature typically varies from 13°F to 79°F and is rarely below -4°F or above 87°F.

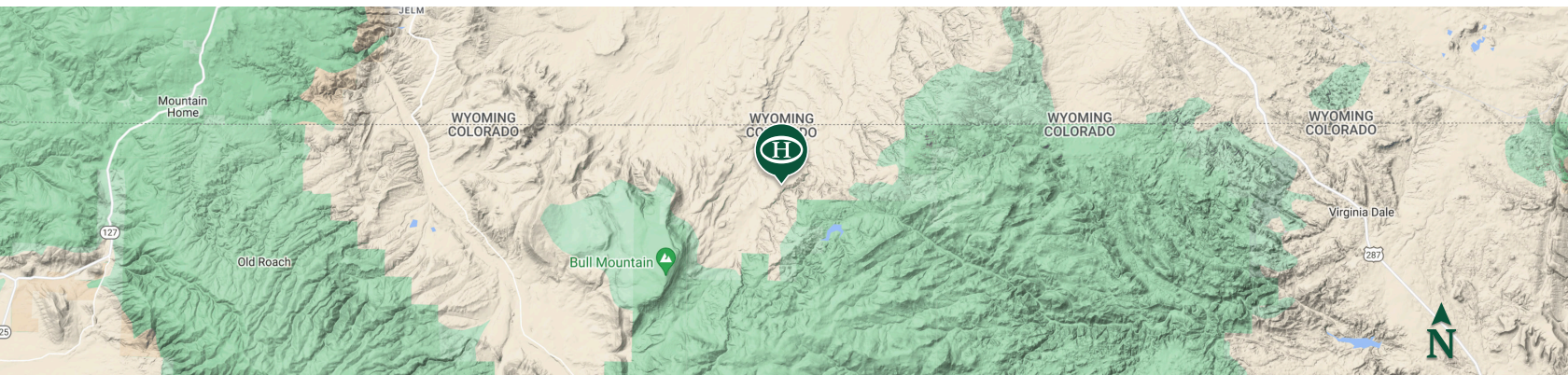
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BOUNDARY LINES
 MAP BOUNDARIES ARE ONLY
 APPROXIMATE AND MUST BE
 VERIFIED FOR ACCURACY.

 Boundary



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