

11881 Red Feather Lakes Road

145.80 Acres | Larimer County, CO | \$1,950,000



HAYDEN  OUTDOORS.

11881 Red Feather Lakes Road

TOTAL ACRES:

145.80

PRICE:

\$1,950,000

COUNTY:

Larimer County

CLOSEST TOWN:

Livermore, CO



Presented by



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Property Summary

Large 145+ acre property at the gateway to the Red Feather Lakes destination recreational area. With it's incredibly gorgeous log home with tons of updates and upgrades, plus 2 large storage/workshop bldgs, there is too much info to put here. Your personal stocked trout pond is right below your covered deck and complete fencing will keep your animals safe while you're relaxing and watching the wildlife and the beautiful mountain landscape.



Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Cycling/Mountain Biking
Equestrian/Horse Property
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/
Varmint, Small Game & Waterfowl
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Skiing/Snowmobiling/Snow Sports
Water View
Waterfront
State Hunting Unit: 191

Land Details

Address: 11881 Red Feather Lakes Road,
Livermore, Colorado 80536, USA
Closest Town: Red Feather Lakes
Total Acres: 145.80
Deeded Acres: 145.80
Zoning: RR2
Elevation: 6,900
Topography: flat to rolling
Vegetation: prairie grasses, trees
Estimated Taxes: \$6,685 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Homes: Log Home
Style of Home(s): 2 story plus basement
Finished Sq. Ft.: 4330
Bedrooms: 4
Half Bathrooms: 2
Three-Quarter Bathrooms: 2
Basement: Full finished
Parking Types: Detached Garage,
Attached Garage & Driveway
Total # of Spaces: 6
Outbuildings: 2
Types of Outbuildings: Addl detached
garage/stalls, Large Workshop
Fence Type: post n wire, split rail
Heating Systems: Fireplace, Forced Air
Waterfront Features: 1.5 acre stocked trout pond



Land

With direct and private access to Red Feather Lakes Road, the overhead ranch arch welcomes you to 145 acres of property suitable for many uses. Currently, it's holding 14 pair Angus cow/calves and completely fenced and cross fenced for pasture rotation if you choose. Your horses couldn't be happier with natural water sources and sub-irrigation in places for rotational grazing. The property starts flat at the county road and climbs slightly as you move south toward the common boundary with the national forest land. A 1.5 acre trout pond is stocked with browns, rainbow, cutthroat and tiger trout and fills naturally with subsurface water. At 6900 feet in elevation, it keeps you cool in the summer but provides year round access and enjoyment. Elk, mule deer, antelope, bear, bald eagles, golden eagles and hawks frequent the property.





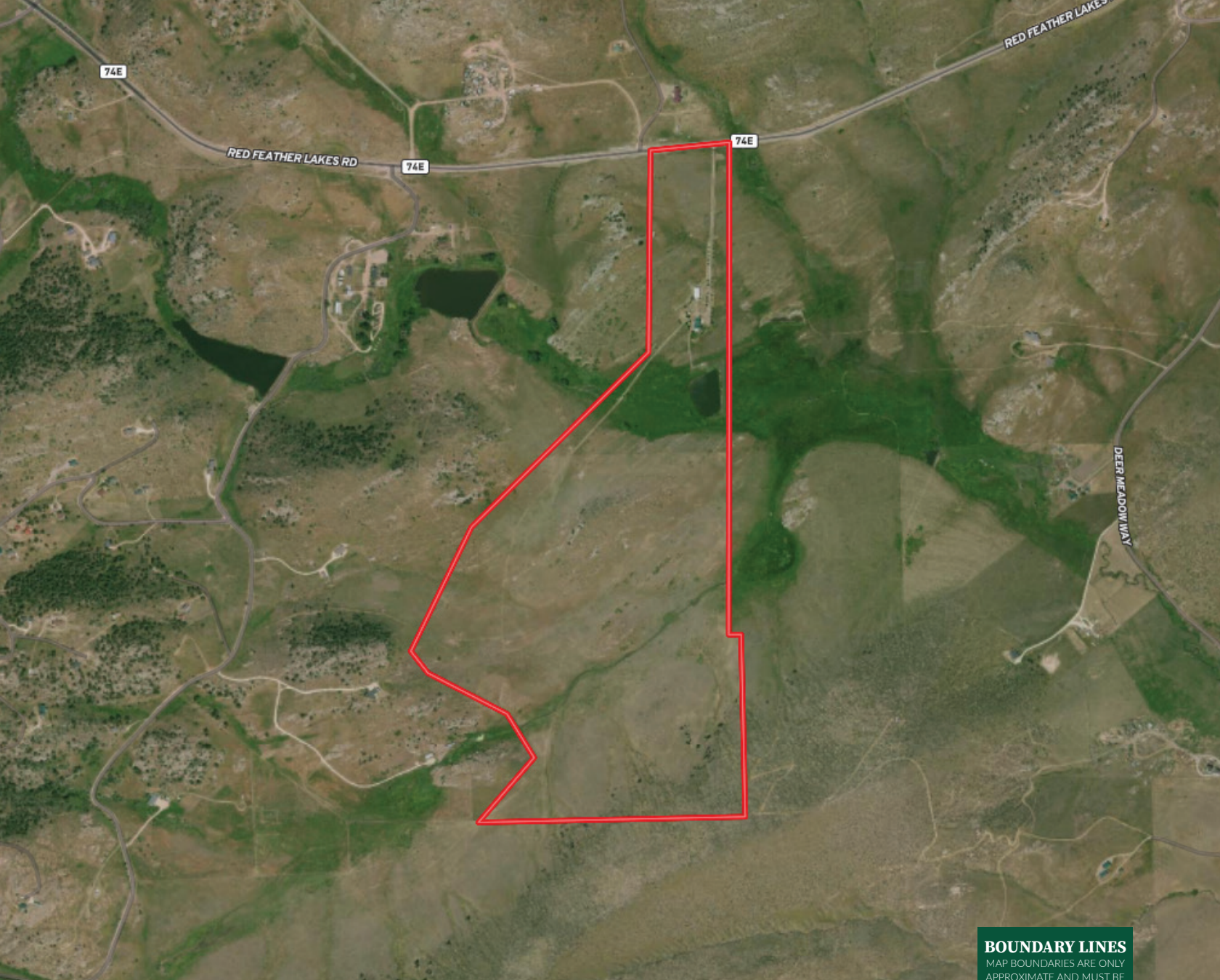
Improvements

The centerpiece of this property is a beautiful 4330 sqft Log Home built in 1996 but has been updated and enhanced with the highest end appliances including a Wolf gas range/oven/hood vent, and Signature-Kitchen Suite refrigerator and dishwasher, beautiful counter tops, copper master sinks, LED lighting, finished basement, etc. As you walk through, it will be obvious that this owner spared no cost in upgrading every aspect. Deck and patio, covered and uncovered, are positioned to provide privacy and seasonal versatility. Tesla Starlink dish included.

Main level

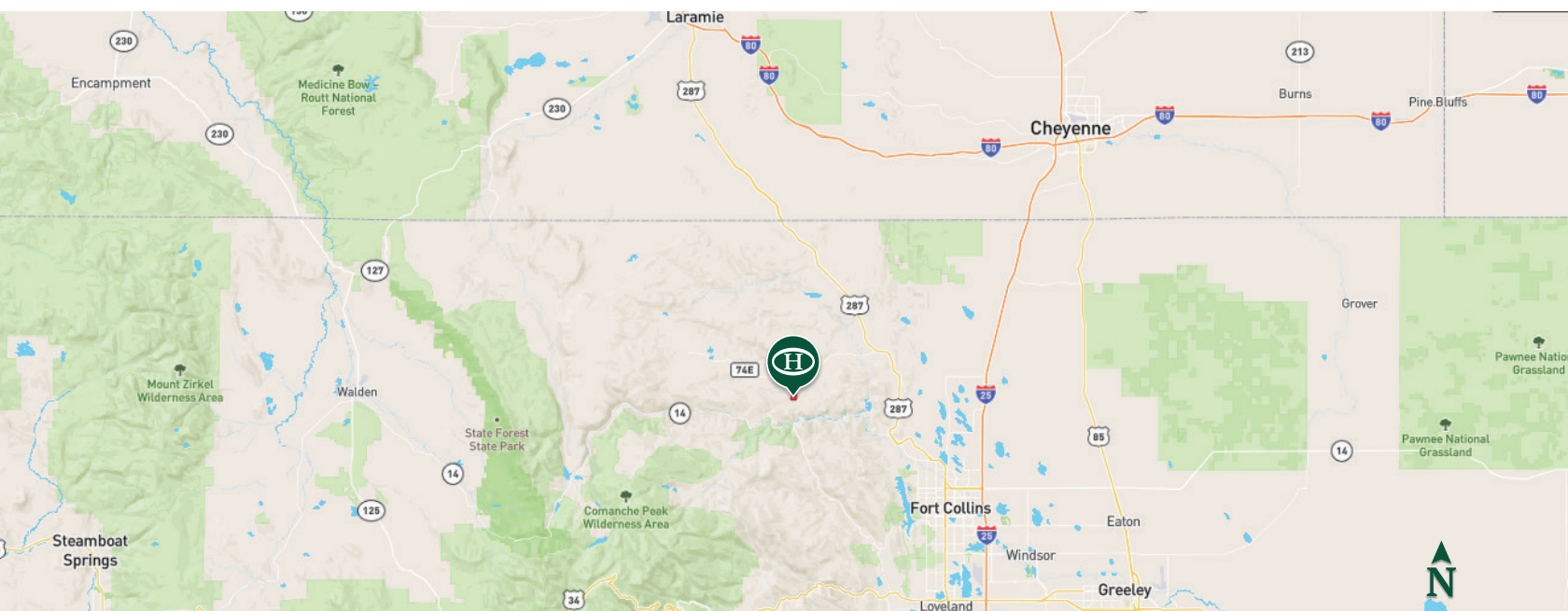
- Kitchen with upgraded appliances, beautiful counter tops and cabinetry, wine fridge
- Dining room adjacent kitchen and family room
- Master bedroom (16'x18'), 3/4 bath w walk in closet and shower, twin copper sinks, sliding door to deck
- Family room with large wood burning fireplace, 19' ceilings and double sliding door to huge deck
- Beautiful, synthetic material upper deck is 12'x32' with 18' of that covered
- Oversized 2 car garage, 675sqft, with bonus space of 28'x34' above that could be used for game room, etc
- Laundry room w LG washer/dryer, 1/2 bath, more storage, garage access round out main level





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

 Boundary





Improvements

Upper level

- Large loft bedroom overlooking family room
- 1/2 bath
- Open loft area that overlooks dining room

Lower level

- Full walk out basement
- 2nd family room 17'x23'
- Two large bedrooms with walk in closets and egress windows
- Bonus room, 12'x16', that could be used for office, non-conform bed (no closet), opens to lower deck
- Large 3/4 shared bath
- Lower patio
- Storage rooms 11'x16', 5'x8'
- Wet bar w wine fridge

Detached garage

- Additional 2 car garage 29' deep (29'x38' overall)
- 2 separate garage doors, one w powered opener
- Separate stall and tack room currently storing coal for workshop heater
- Bonus space of 13'x27' above the garage for hobbies, storage, etc.

Insulated metal building workshop/storage

- 40'x70' and 19' tall
- Coal fired heater, 12'x12' roll up door, 220v service
- 40'x40' fully insulated, concrete floor
- 40'x30' open on one side for large equipment/RV storage

Additional

- 500 gallon propane tank owned
- PVREA electric
- High quality well
- Septic system
- Full perimeter fencing, cross fenced, hot wire
- Stocked trout pond
- National Forest border and access
- Year round access
- Gated and arched entranced
- No HOA



Recreation

Red Feather is a well known rec area complete with hiking, biking, camping, fishing, hunting, snowmobiling, and more. The Fox Acres Golf Club welcomes all golfers to the beautiful 18 hole course. A short drive south, within 30 minutes, and you connect to the incredible Poudre River Canyon and all that it has to offer with outstanding river fishing and whitewater rafting in the spring and summer.

Agriculture

Fully and cross fenced, this property is perfect for a small livestock herd or your horses. Neighboring property has alpacas. Native grasses, multiple water sources and rotational pastures add versatility.

Region & Climate

At about 6900 feet in elevation, you'll get welcome relief from the summer heat and not be so high you can't enjoy this property in every season. Red Feather Lakes road is kept open all winter giving you direct access year round.

Location

This high country ranch is 20 mins from Red Feather Lakes and about 45 minutes from Fort Collins. Denver International Airport is about 2:30-2:45 away.





Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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testimonials





THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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