

Trip's Place at Jumbo

36.06 Acres

Logan County, CO

\$400,000



HAYDEN  OUTDOORS.

Trip's Place at Jumbo

TOTAL ACRES:

36.06

PRICE:

\$400,000

COUNTY:

Logan County

CLOSEST TOWN:

Crook, CO

Activities & Amenities:

ATV/Off Road
Boating/Sailing/Rafting
Borders Public Lands
Cattle/Ranch
Cycling/Mountain Biking
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Stream/River
Water Access
Water View
Waterfront
Wooded

Land Details:

Address: 33016 County Road 95,
Crook, Colorado 80726, USA
Closest Town: Crook/Sedgwick
Total Acres: 36.00
Deeded Acres: 36.00
Zoning: Agriculture
Elevation: 3700
Topography: Level
Vegetation: Native grass and trees
Water Rights: Yes
Mineral Rights: Yes
Estimated Taxes: \$551.84 - 2023
Source of lot size: Assessor/Tax Data

Building Details:

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 1,616
Bedrooms: 1
Full Bathrooms: 1
Basement: None
Parking Types: Detached Garage, Driveway
Outbuildings: 4
Other Improvements: well and septic
Fence Type: Barbed wire
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air

Property Summary

Trip's Place at Jumbo is an excellent opportunity to own a rare parcel of private land on Jumbo (Julesburg) Reservoir. This property is absolutely a sportsman's paradise!

You will have the opportunity to fish for walleye, crappie, blue gill and catfish as well as hunt white-tailed deer, mule deer, the occasional pronghorn, turkey, geese, ducks and sandhills crane as well as several species of varmint and small game right out your backdoor!

Land

Trip's Place at Jumbo is 36 +/- acres of agricultural/recreational/residential property located on the west side of Jumbo Reservoir, aka Julesburg Reservoir. The water inlet runs through this property. The property has its own well and septic system. The property is a mix of native grass hay ground, pasture, trees, improvement site and some swampy areas depending on the level of the reservoir.

Improvements

Trip's Place at Jumbo boasts a 1616 square foot 1 bedroom, 1 bath home with an eat-in kitchen, large living room and 3 additional rooms. The house has a propane forced air furnace with central air conditioning. The propane stove, refrigerator, deep freeze and washer and dryer are included, along with the propane tank. There is a nice shop on the property with 220V electrical service. This building has room for your boat and/or other toys.





Improvements (cont.)

There is a van trailer and a van box body for additional storage on the property. The property also has an old schoolhouse that has been converted into a workshop and would also make a great mancave! There is a small loafing shed for livestock and an additional smaller storage shed. There are also 3 – 30 Amp electrical RV hookups on the property. The property is fenced along the county road and all fencing and gates will be included in the sale of the property.

Recreation

You will have the opportunity to fish for walleye, crappie, blue gill and catfish as well as hunt white-tailed deer, mule deer, the occasional pronghorn, turkey, geese, ducks and sandhills crane as well as several species of varmint and small game right out your backdoor!

Jumbo Reservoir also known as the Julesburg Reservoir is a 1,578-acre body of water located on the Jumbo State Wildlife Area located on the Logan County and Sedgwick County border in northeast Colorado. Anglers can expect excellent fishing for walleye and crappie and quality fishing for channel catfish and bluegill. The area is under the recreational management of the Colorado Parks and Wildlife Department

Jumbo Reservoir is also known for swimming, boating, hiking, and camping. As well as a bird-watching hot spot; discover shorebirds, hawks, bald eagles, owls and many other species that pass here during spring and fall migrations. tax states, there is ample opportunity to flourish within this environment. Call or email today for more info and your qualified showing.

Agriculture

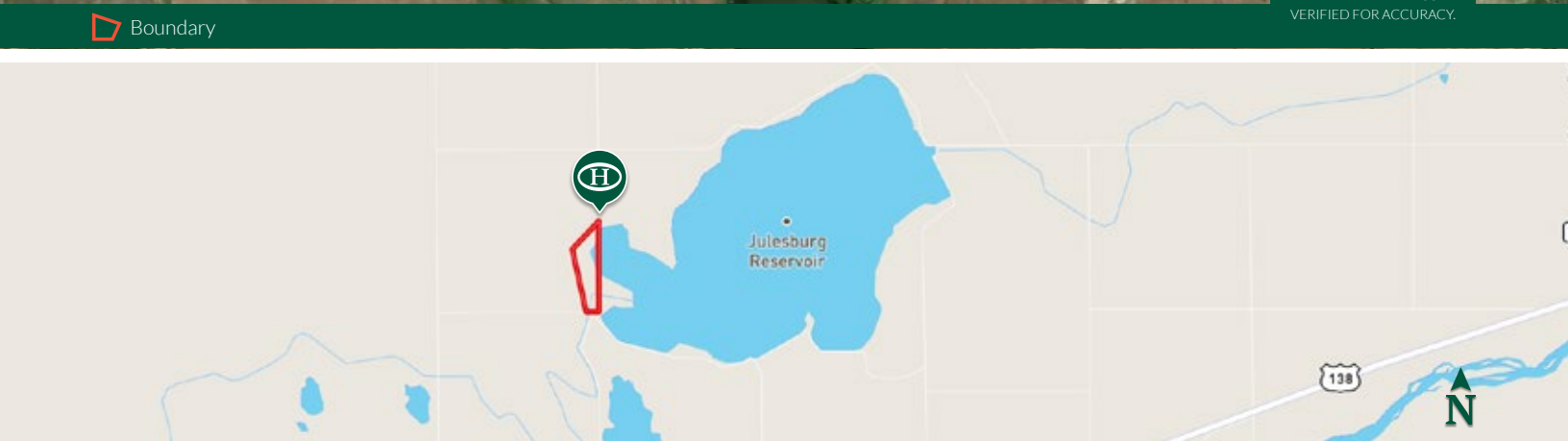
14 +/- acres of grass hay plus additional pastureland.

Water/Mineral Rights & Natural Resources

All appurtenant water rights associated with this property will transfer to the Buyer at Closing. All mineral rights (if any) currently owned by the Seller will transfer to the Buyer at Closing.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.





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