Two Views Retreat

35.05 Acres | Larimer County, CO | \$699,000





Two Views Retreat

total acres:

PRICE: \$699,000

COUNTY: Larimer County

closest town: Livermore, CO

Activities & Amenities:

ATV/Off Road Borders Public Lands Cycling/Mountain Biking Equestrian/Horse Property Hiking/Climbing House/Cabin Hunting - Big Game, Predator/ Varmint, Small Game & Turkey Natural Spring Off Grid Power Outbuilding/Barn/Shed/Shop Pond/Lake Propane Water Rights Waterfront Wooded State Hunting Unit: 9

Land Details

Address: 0, Livermore, Colorado 80536, USA Closest Town: Livermore, CO Total Acres: 35.05 Deeded Acres: 35.05 Zoning: Ag Elevation: 7150 Topography: hilly, rolling, flat Vegetation: ponderosa pines, aspen, prairie prasses Water Rights: Yes, adjudicated stream/pond Estimated Taxes: \$2,219 - 2023 Source of lot size: Assessor/Tax Data

Building Details

Homes: 1 Style of Home(s): 2 story log home, walkout basement Finished Sq. Ft.: 1800 Bedrooms: 2 Full Bathrooms: 1 Half Bathrooms: 1 **Basement:** Full finished Parking Types: Driveway Total # of Spaces: 10 **Outbuildings:** 4 Types of Outbuildings: Utility shed, Storage shed, Loafing shed & Small animal enclosure Other Improvements: small fish pond, windmill Fence Type: post and wire Heating Systems: Fireplace & Forced Air Waterfront Features: Small pond fed by adjudicated spring

Property Summary

Located just over a mile from the Wyoming border, this incredible 35 acre property at 7100'+ will be your perfect private hideaway from the summer heat. With it's modernized 1800sqft log cabin/home, you can even live here year round, many do in this area. Surrounded by Red Mountain Open Space, ponderosa pines and open fields, this mountain oasis is incredibly diverse for many uses. Next to last property on private road.

Land

At the base of Red Mountain Open Space, this wooded and prairie/meadow property has a diverse possibility of uses. A small, pine canyon surrounds the log home and leads to the open pasture/meadow area, which has nice sub-irrigation . Gentle slopes and flat areas allow for uses from quiet retreat to horse property. The adjudicated spring could be used to create a larger trout pond if that's your dream. This is the next to last property on a private road and both neighbors live year round which adds to the security and the road to your driveway being open year round.

Improvements

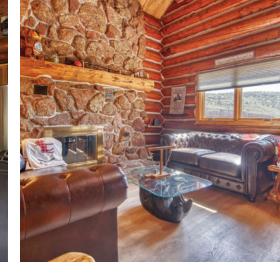
This 1800sqft modern cabin with 2 decks and patio has 2 utility sheds (6×10, 10×13), a large chicken coop/animal shed, loafing shed, koi pond, windmill



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Recreation

Enjoy whatever takes you away from the city. If it's quiet space, horses, hiking, biking or hunting, you will have your own little piece of heaven. Winter sports such as snowmobiling or snowshoeing are possible since year round neighbors help keep the private road open. Red Mountain Open Space and Soapstone Prairie are right there as well. Hunting tags for GMU 9 are much easier to get than most of Colorado.

Water/Mineral Rights & Natural Resources

There is a permitted well and adjudicated spring for water on this property.

Location

Located about 11 miles off of Hwy 287 and about a mile from the Wyoming border on a private road. The specific address is not given because drivebys are not allowed down the private road. Contact Listing Agent Dale Smigelsky for your private tour. Listing Agent or assistant must be at all showings. Fort Collins and Laramie are an hour away and Cheyenne, Denver and DIA about 2 hours. Gas, food and basic supplies are available within 30 minutes at the Forks in Livermore.

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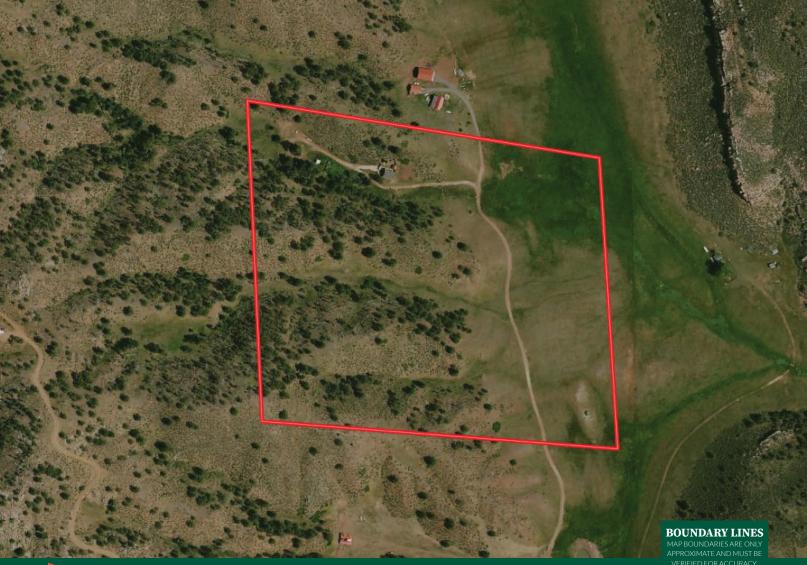












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Boundary
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