

Two Views Retreat

35.05 Acres

Larimer County, CO

\$699,000



HAYDEN  OUTDOORS®

Two Views Retreat

TOTAL ACRES:

35.05

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





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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 Boundary

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



Dale Smigelsky

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