

17327 County Road 46

6.69 Acres | Logan County, CO | \$645,000



HAYDEN  OUTDOORS.

17327 County Road 46

TOTAL ACRES:

6.69

PRICE:

\$645,000

COUNTY:

Logan County

CLOSEST TOWN:

Sterling, CO

Activities & Amenities:

Equestrian/Horse Property
House/Cabin
Income Producing
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propanes

Land Details:

Address: 17327 County Road 46,
Sterling, Colorado 80751, USA
Closest Town: Sterling
Total Acres: 6.69
Deeded Acres: 6.69
Leased Acres: 0.00
Source of lot size: Other

Building Details

Homes: 2
Style of Home(s): Ranch
Finished Sq. Ft.: 2268
Bedrooms: 5
Full Bathrooms: 2
Basement: Unfinished
Parking Types:
Detached Garage

Property Summary

Located in Sterling, Colorado, this exceptional 6.69 +/- acre property offers endless possibilities, situated just under 2 miles from the beautiful North Sterling Reservoir. Featuring two farm homes and three spacious shops, it's an ideal investment opportunity or perfect for a 4H family. Whether you envision a thriving multifamily residence or a versatile space for your passions, this property is a true gem waiting to be transformed.

Improvements

The property features a main ranch house alongside a cozy guest house, providing ample space for family and visitors. Additionally, three well-maintained outbuildings offer versatile options for work, equipment storage, and livestock care, making it an ideal setup for anyone looking to escape town.

Improvements Square Footage:

- Main House: 3 bedrooms 1 bathroom – 1,424 SqFt.
- Guest House: 2 bedrooms 1 bathroom – 844 SqFt.
- Building 1: 1,764 SqFt.
- Building 2: 1,200 SqFt.
- Building 3: 900 SqFt.





Recreation

Located less than 2 miles from North Sterling Reservoir, this property offers year-round recreational opportunities right at your doorstep. Enjoy fishing, boating, and swimming in the warmer months, and embrace ice fishing when the temperatures drop. With stunning scenery and abundant wildlife, every season brings a new way to experience the beauty of the outdoors.

Region & Climate

Sterling, Colorado, is situated in the high plains region of northeastern Colorado, characterized by wide-open spaces and stunning views of the surrounding countryside. The climate is semi-arid, featuring hot summers with temperatures often reaching the 90s and cold winters where temperatures can drop below freezing. The area enjoys ample sunshine throughout the year, with occasional snowfall in winter and moderate rainfall in spring and summer. This diverse climate supports a variety of outdoor activities and vibrant agricultural practices, making it an appealing location for both residents and visitors.


Location

Sterling, Colorado, is a charming city located in the northeastern part of the state, known for its friendly small-town atmosphere and rich agricultural heritage. Nestled along the South Platte River, it serves as a gateway to outdoor adventures, with the beautiful North Sterling Reservoir just a short drive away. The city offers a mix of historic sites, parks, and community events, making it an inviting place for residents and visitors alike. With convenient access to major highways, Sterling is a great hub for exploring the scenic landscapes of Colorado's high plains.

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 Boundary

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



HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE



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