

Anderson's Butte View Ranch

370.00 Acres

Washington County, CO

\$397,750



HAYDEN  OUTDOORS.

Anderson's Butte View Ranch

TOTAL ACRES:

370.00

PRICE:

\$397,750

COUNTY:

Washington County

CLOSEST TOWN:

Akron, CO

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Income Producing
Outbuilding/Barn/Shed/Shop
State Hunting Unit: CO GMU 97

Land Details

Address: TBD Co Rd W, Akron,
Colorado 80720 , USA
Closest Town: Akron
Total Acres: 370.00
Deeded Acres: 370.00
Zoning: Ag
Elevation: 4625
Topography: Level to sloping
Vegetation: Native grass
Tillable/Crop/Orchard Acres: 0
Pasture Acres: 370
Water Rights: Yes, All appurtenant water
rights associated with this property
will transfer to the Buyer at Closing.
Mineral Rights: Yes, All (if any) currently
owned by the Seller on this property
will transfer to the Buyer at Closing.
Estimated Taxes: \$0 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Outbuildings: 1
Other Improvements: well & stock tanks
Fence Type: Barbed Wire

Property Summary

Anderson's Butte View Ranch is an excellent opportunity to purchase a good grass ranch with well-maintained county road access only 3 miles off Hwy 34 between Akron and Brush.

The property is well watered and fenced. The property is currently enrolled in the USDA/FSA Grassland CRP program providing additional income for the Buyer.

Don't miss this opportunity to purchase your first ranch or add to your existing operation!

Land

Anderson's Butte View Ranch is 370 +/- acres of native grass and expired CRP. The land is level to sloping with a good combination of warm and cool season grasses.

The property boasts amazing views of Fremont Butte as well as the South Platte River Valley and on clear days you will be able to see the majority of the Colorado Front Range mountains.

Improvements

There is electrical service to the property with a well and submersible pump providing water to the stock tanks as well as a nice pole shed and windbreaks for the cattle.

There is barbed wire fence around the perimeter of the property as well as several cross fences all in good to average condition.





Recreation

Anderson's Butte View Ranch offers endless recreation from hunting small game and varmints to monster plains mule deer and pronghorn. You also have the opportunity to go hiking, biking or having fun on your ATV/UTV all on your own property!

Agriculture

This property is being operated as a cow/calf ranch.

Water/Mineral Rights & Natural Resources

All appurtenant water rights and any mineral rights that the seller currently owns on this property will transfer to the buyer at Closing.

General Operations

Cattle Ranch

Region & Climate

Anderson's Butte View Ranch is located in northwestern Washington County on the Eastern Plains of Colorado in an area that normally receives 14" of annual rainfall, with low humidity and almost 300 days of sunshine per year.

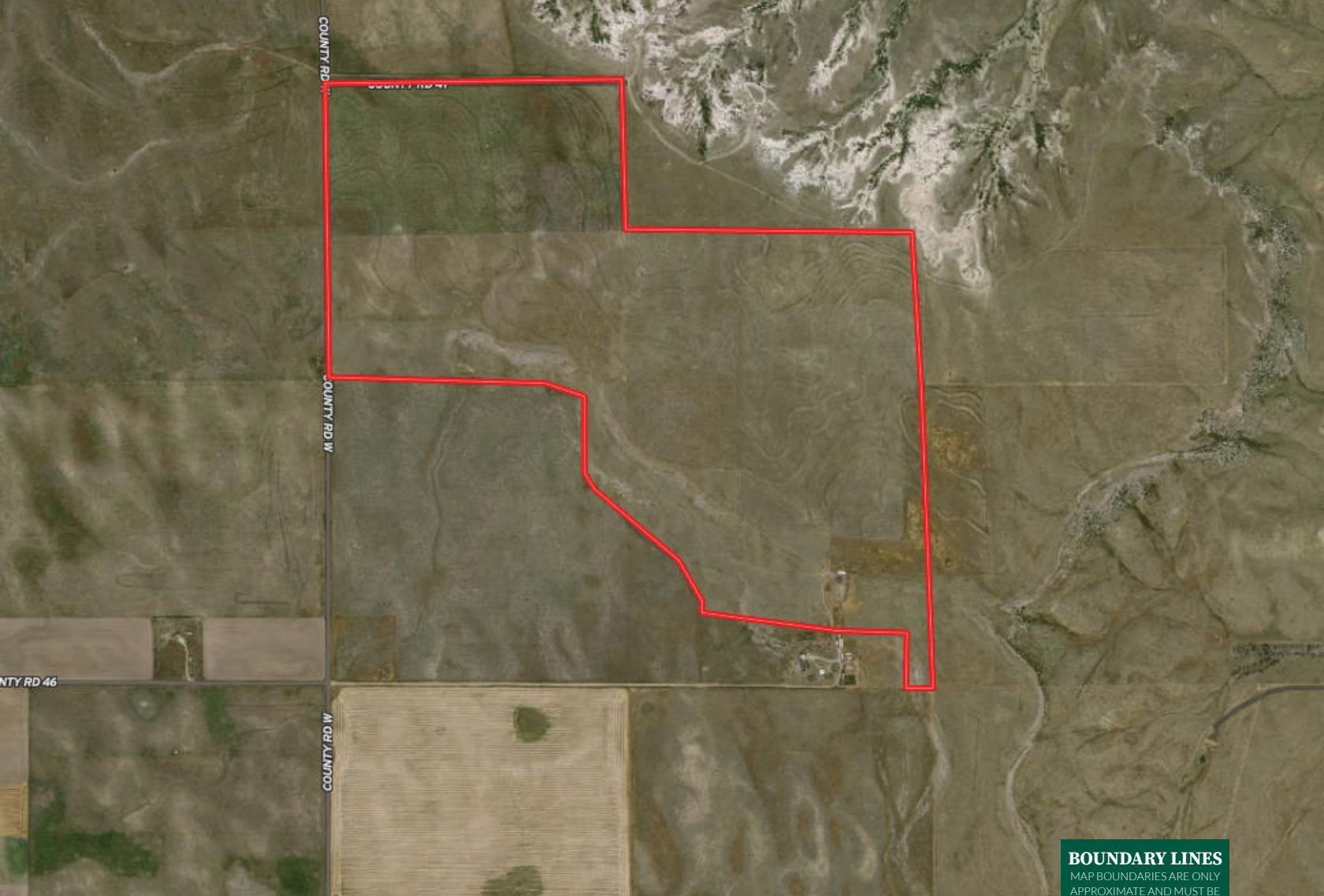
Location

Anderson's Butte View Ranch is located just 3 miles north of US Hwy 34 about halfway between the communities of Akron and Brush.

The property is 10 minutes from Akron, the County Seat of Washington County and home to the Colorado Plains Regional Airport, approximately 20 minutes from Brush and I-76, 40 minutes from Sterling and an hour and a half from Denver and DIA, Greeley and/or most of the northern front range.

*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.





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

 Boundary



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