

# 20525 County Road 36

3.97 Acres

Logan County, CO

\$535,000



HAYDEN  OUTDOORS.

An aerial photograph of a rural property. In the foreground, a light-colored house with a grey roof and a small wooden deck is visible. To the right, there's a large, light-colored barn or shed. The property is surrounded by green fields and some trees. In the background, there's a line of trees and a body of water under a blue sky with some clouds.

## Activities & Amenities

Equestrian/Horse Property  
House/Cabin  
Outbuilding/Barn/Shed/Shop  
Propane

## Land Details

Address: 20525 County Road 36 ,  
Sterling, Colorado 80751, USA  
Closest Town: Sterling  
Total Acres: 3.97  
Deeded Acres: 3.97  
Leased Acres: 0.00  
Zoning: SFR  
Source of lot size: Other

## Building Details

Homes: 1  
Style of Home(s): Ranch  
Finished Sq. Ft.: 1452  
Bedrooms: 3  
Full Bathrooms: 1  
Basement: Unfinished  
Parking Types:  
Detached Garage  
Driveway  
Outbuildings: 2  
Cooling Systems:  
Forced Air Cooling  
Heating Systems:  
Forced Air



### About This Property

Located in Sterling, Colorado, this charming 3-bedroom, 1-bathroom home sits on a generous 3.97 +/- acres off County Road 36. Recent exterior enhancements elevate its appeal, while the property boasts a steel-sided garage and a spacious pole barn—perfect for work, storage, and recreation. Enjoy the convenience of rural living with ample space for family activities.





## Improvements

House: The house is comprised of 3 bedrooms and 1 bathroom, kitchen, dining room, living room, laundry room, storm cellar, and forced heating and air conditioning. Some of the many improvements completed in recent years include:

Well and pump replaced (1993)

New roof (2019)

New septic tank and leach field (2019)

Replaced siding and insulated windows (2020)

New pump house and water pressure tank (2023)

Pole Barn: The steel-sided pool barn measures 48'x72' with 16' sides. The pole barn had its roof replaced in 2012.





There is a steel overhead door (12'x14'), a sliding door (16'x14'), and a crushed rock floor.

Garage: The garage is steel-sided and steel framed which measures 24'x24' with 10' sides. The garage is complete with a steel sliding door (16'x10').

### Region & Climate

Sterling, Colorado, located in the northeastern part of the state, is situated in the South Platte River Valley. This region is characterized by its flat plains and agricultural land, primarily used for farming and ranching.

The climate is semi-arid, featuring hot summers and cold winters, with annual precipitation averaging around 15-20 inches. Summers can see temperatures reaching the high 90s Fahrenheit, while winter temperatures can widely vary.





## History

Sterling, Colorado, was founded in 1881 as a railroad town when the Chicago, Burlington and Quincy Railroad extended its line to the area. Named after the nearby Sterling Ranch, the town quickly developed as a hub for agriculture and commerce, benefiting from the fertile plains of the South Platte River Valley. In its early years, Sterling served as a supply center for local farmers and ranchers, leading to its growth and incorporation in 1888. The town's history is marked by the rise of agriculture.

\*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.





**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

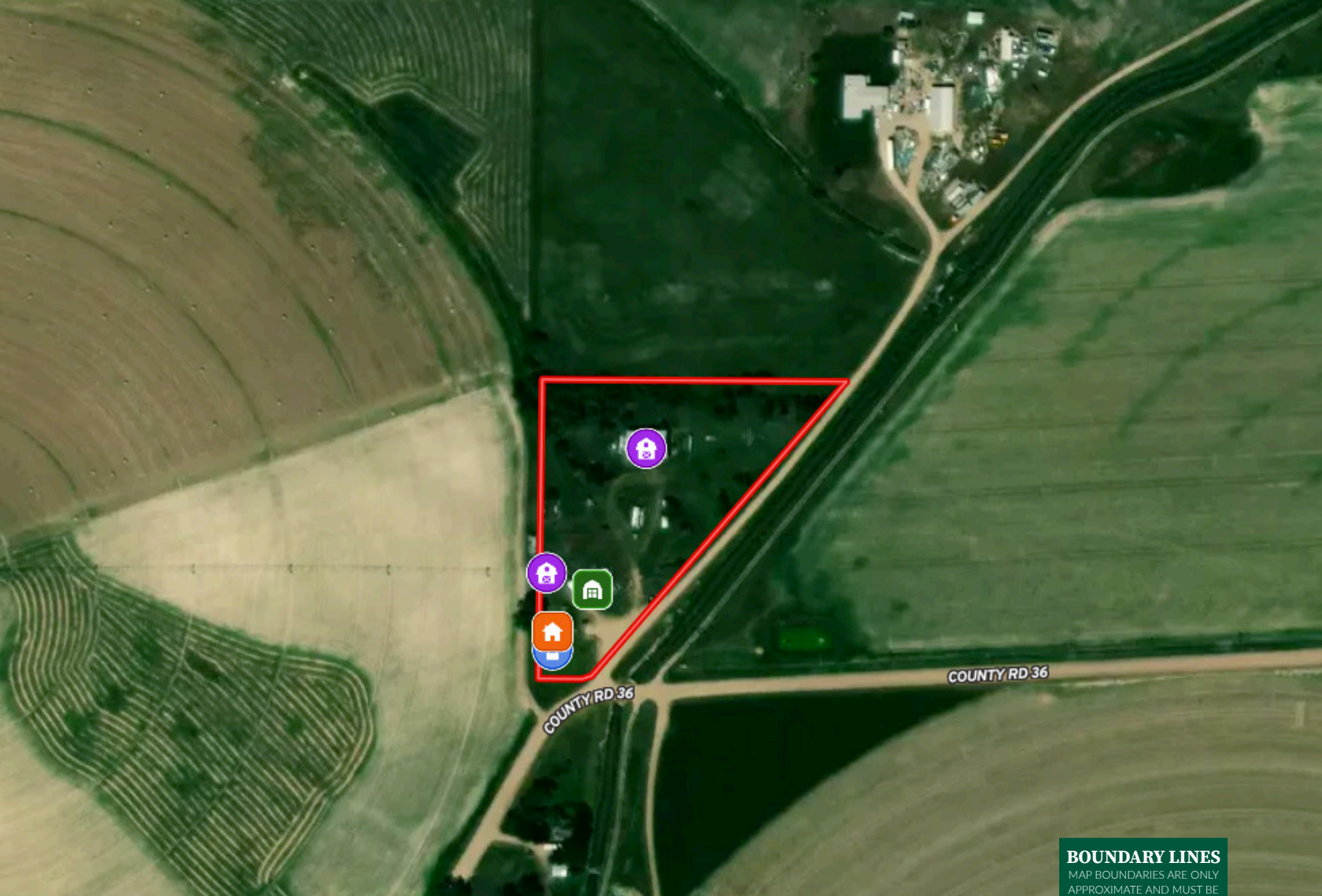


*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

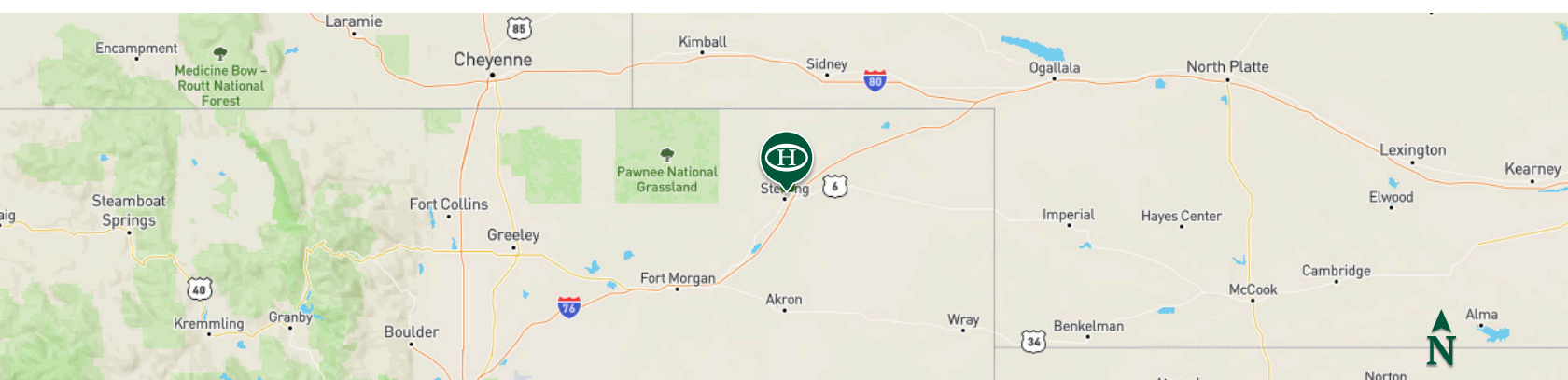
Scan to see more  
testimonials





 Boundary




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





# HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE

## Chase Hinson

 Licensed in CO, FL, KS, NE, and WY  
 ChaseHinson@HaydenOutdoors.com  
 970.590.3197

## Jake Hyland

Licensed in CO, WY, & SD   
Jake@HaydenOutdoors.com   
970.227.8990 