

Ault Lakehouse

2.84 Acres | Weld County, CO | \$1,245,000



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Activities & Amenities

Boating/Sailing/Rafting
Equestrian/Horse Property
Fishing
Pond/Lake
Water Access
Waterfront
Water Rights

Land Details

Address: 18691 County Road 80
1/2, Ault, Colorado 80610, USA
Closest Town: Ault
Total Acres: 2.84
Deeded Acres: 2.84
Zoning: Res
Income Type: 2nd Home (Rental)
Estimated Taxes: \$2,056 - 2024
Source of lot size: Assessor/Tax Data

Building Details

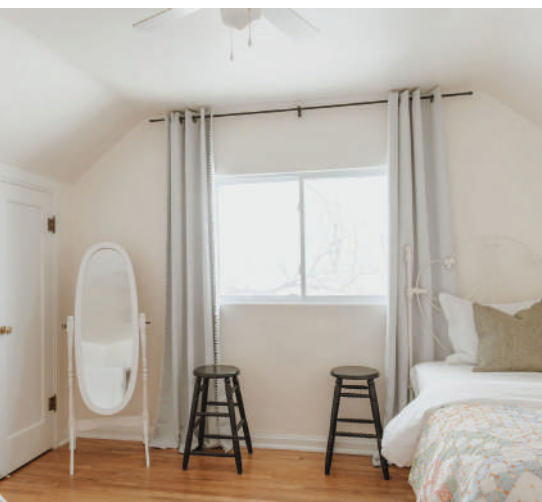
Homes: 2
Finished Sq. Ft.: 1767
Bedrooms: 3
Full Bathrooms: 2
Basement: None
Electricity Provider: Xcel
Gas Provider: Propane
Water Provider: North Weld
Parking Types: Detached Garage
Other Improvements: 2nd home (706sf)
Heating Systems: Forced Air Wood Stove
Waterfront Features: Neighboring
40 acre private lake



Property Summary

Discover the serene beauty of this 2.8-acre lakefront property, featuring a tastefully updated 1,767 sq. ft. farmhouse and a cozy 704 sq. ft. second home. With panoramic views overlooking the lake, this unique property comes with deeded lake and irrigation rights, making it very unique. In addition to the homes, the property includes two large insulated shops and a detached garage, providing ample storage and workspace for all your needs.





Land

Enjoy your very own lake rights to the neighboring 40-acre lake, where fishing and wakeless boating await. The expansive land also offers open areas for horses, gardens, or orchards, with water in abundance thanks to rights from the lake, a well, and a city water tap. Majestic 100-year-old cottonwood trees and fragrant lilacs add to the natural beauty, while the irrigated backyard overlooks the lake, creating a perfect setting for outdoor relaxation and entertainment. Experience country living at its finest with this tranquil and private oasis.

Improvements

The main farmhouse has been thoughtfully renovated to include 3 spacious bedrooms and 2 bathrooms, combining modern convenience with rustic charm including a cozy wood burning fireplace. The Farmhouse has been tastefully renovated and is being offered fully furnished. The second home, at 704 sq. ft., offers 2 bedrooms and 1 bathroom and has served as a successful income-producing rental or could be ideal for guests or extended family. Two large insulated shops provide excellent space for hobbies, projects, or storage, while the detached garage adds further functionality to the property.

This property is truly special, offering a combination of picturesque lakefront living, modern amenities, and income potential. The combination of natural beauty, extensive water rights, and versatile improvements makes this a rare find—perfect for those seeking a unique lifestyle with endless possibilities. Don't miss out on this exceptional opportunity!

*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.





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Buyer Process

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 regard 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

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testimonials



Clark Lake

PRIVATE DEEDED ACCESS TO 40 ACRE LAKE

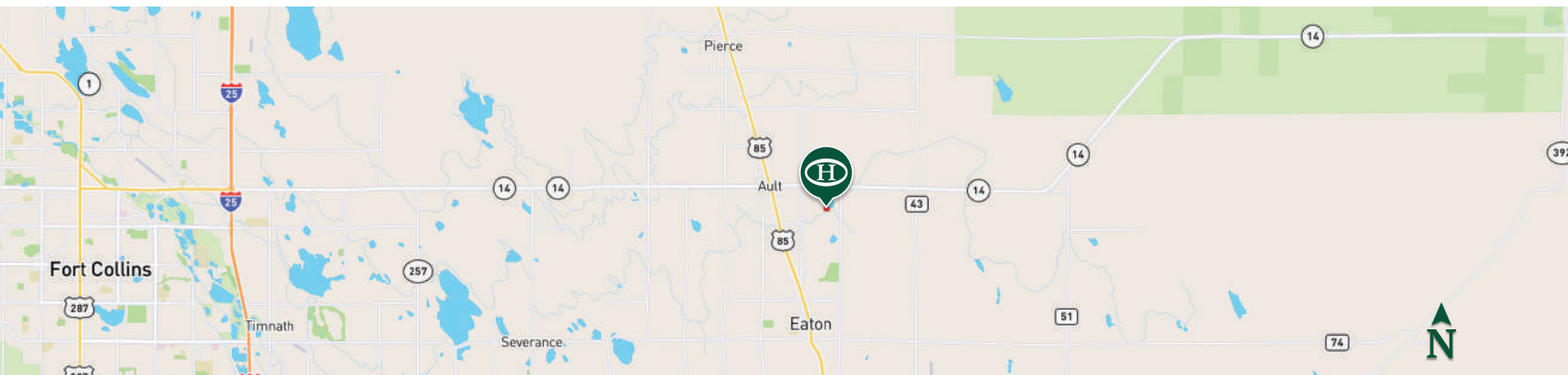
Eaton ditch

COUNTY ROAD 80 1/2

Boundary

BOUNDARY LINES

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



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FARM, RANCH & RECREATIONAL REAL ESTATE



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