

Byers Hilltop Estate

40.00+ Acres

Elbert County, CO

\$1,200,000



HAYDEN  OUTDOORS®



Activities & Amenities

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Income Producing
Outbuilding/Barn/Shed/Shop

Land Details

Address: 46913 County Road 89,
Byers, Colorado 80103, USA
Closest Town: Byers, CO
Total Acres: 40.00
Deeded Acres: 40.00
Zoning: Agriculture
Include Business? Yes
Source of lot size: Appraiser

Building Details

Homes: 2
Price per sq. ft.: 93
Bedrooms: 6
Full Bathrooms: 9
Basement: Full finished
Parking Types: Attached Garage & Driveway
Total # of Spaces: 4
Outbuildings: 3



Property Summary

Byers Hilltop Estate can not be replicated. It is an understatement to express what an incredibly rare opportunity it is when a property like this is presented to the eastern Colorado market. This estate has been meticulously managed, and operated since 1983 when the primary home was constructed. In contrast to the largely undeveloped surrounding area, this expansive residence is a spectacular rural surprise!





Land

The 40+ (more acreage available) deeded acres of untouched surrounding prairie offers a pristine view in all directions, something that is increasingly difficult to find in 2024. The westward views are just the start of all this property has to embrace.

The land is comprised of native grasslands with some mature trees surrounding the farmhouse. Wildlife populations include mule deer, pronghorn, a variety of migratory bird species, fox and more.

This property presents so many multi-dimensional opportunities, it is currently not encumbered by a conservation easement, offers possible development potential, long-term investment, multi-generational, emotional well-being, and virtually unlimited recreational considerations on the estate.

Improvements

While this estate would make the perfect family home (or multi-family home), it also proves desirable possibilities to a savvy investor with its additional available acreage, bonus farmhouse, and the potential of a retreat or event venue. Some of the most important features are of course; the beautiful rural private location and perhaps most importantly is the inability to be replicated.



Improvements

Byers Hilltop Estate is unequivocally the largest and most grand of it's kind. With a vast almost 13,000 sqft main house boasting 6 bedrooms, office/library, a bar, an indoor pool, as well as dog kennels, a 4-car attached garage, and so much more, the home leaves nothing lacking. The great room towers upon entry creating the perfect environment for a host uses. Court yards allow for cookouts, kitchen and flower gardens. This home simple must be seen to be fully appreciated!

Location

Located just south of Byers, minutes from Denver on a county-maintained road, the property consists mostly of gently rolling pastures, punctuated by the vast 360* views. Forty-five miles from DIA. Less than 40 minutes to the greater Denver area. Less than 20 minutes to Byers.



*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."

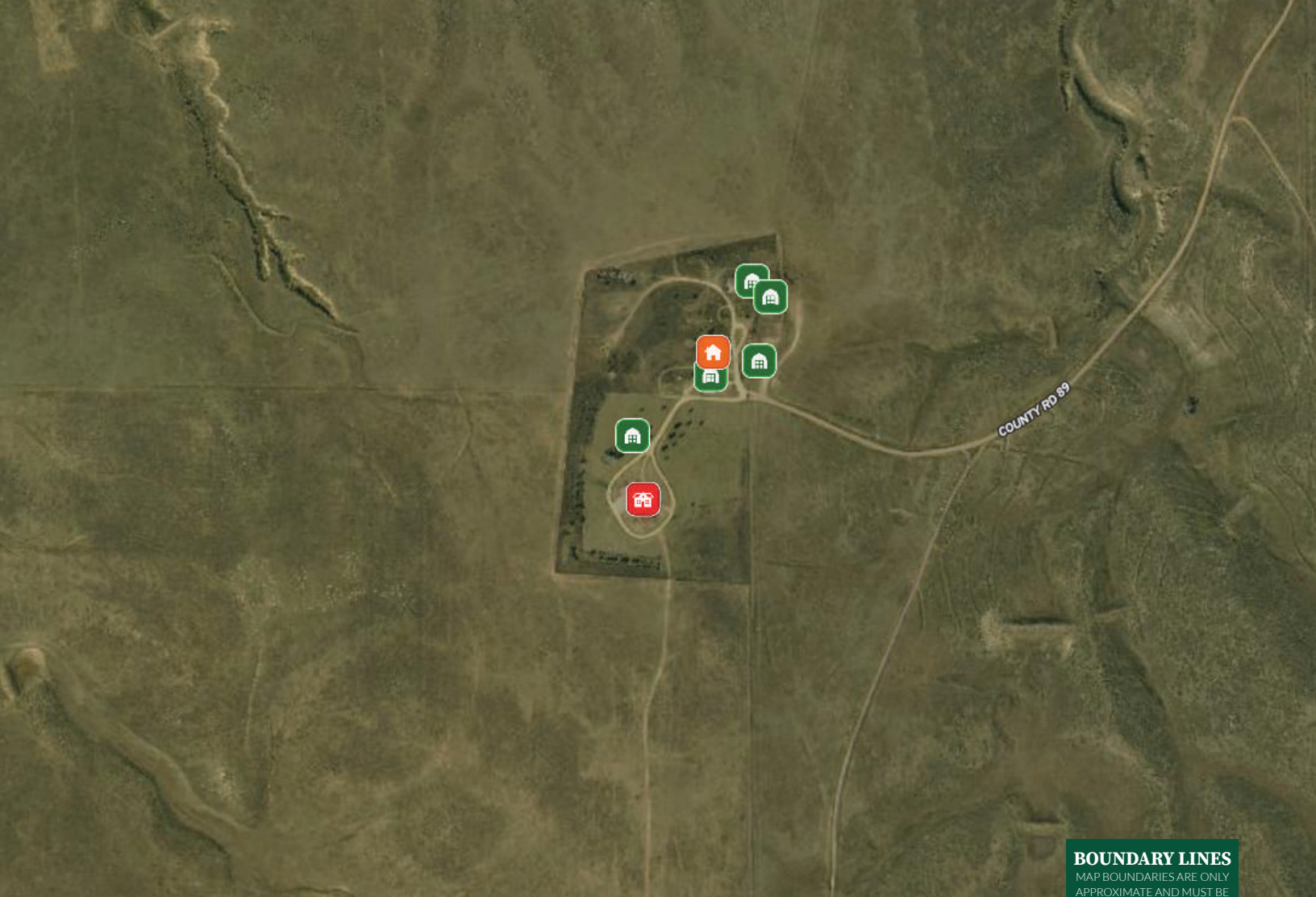


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER





Scan to see more
testimonials

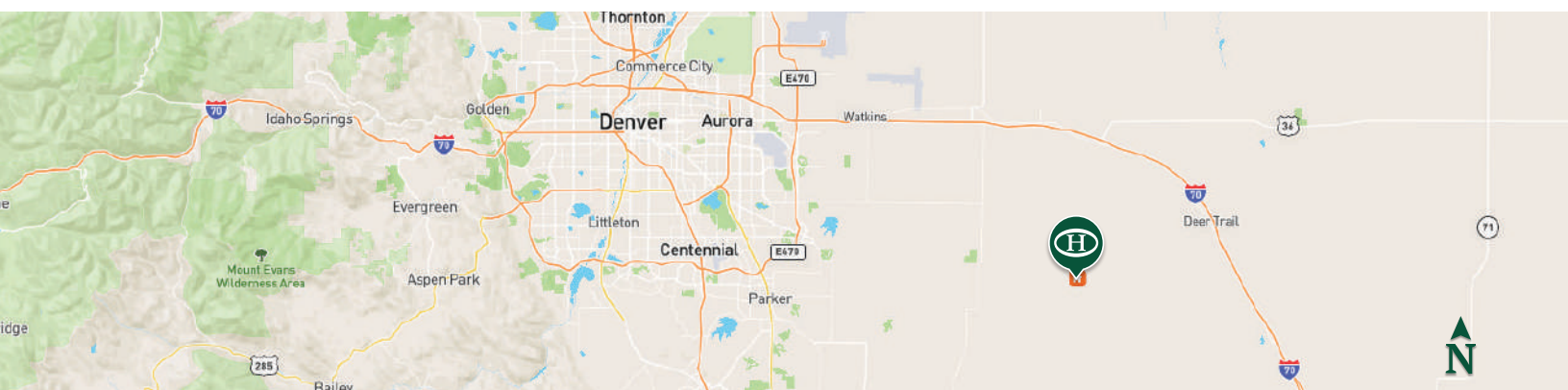







BOUNDARY LINES

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

 Boundary  Main House  House  Shed / Shack



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