

Timberline Stables

110.00 Acres

Elbert County, CO

\$3,200,000



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Activities & Amenities

ATV/Off Road
Development Potential
Equestrian/Horse Property
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game & Upland Birds
Income Producing
Outbuilding/Barn/Shed/Shop
Propane
Water Rights
State Hunting Unit: 104

Land Details

Address: 1740 Michael Gates Drive,
Parker, Colorado 80138, USA
Closest Town: Parker
Total Acres: 110.00
Deeded Acres: 110.00
Zoning: A
Elevation: 6,100
Topography: Rolling hills
Vegetation: Grass
Pasture Acres: 110
Water Rights: Yes
District Water Court Division 1 Case number
2013CW3155
Annual withdrawals:
Denver Aquifer 54.5 af
Arapahoe Aquifer 43 af
Laramie Fox Hills 33.8 af
(Less 10af per year for subject
property wells and future wells)
Include Business? Yes
Income Type: Horse boarding
Estimated Taxes: \$4,673.04 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Style of Home(s): Ranch
Finished Sq. Ft.: 6,539
Bedrooms: 8 | Full Bathrooms: 5
Basement: Full finished
Parking Types: Attached Garage
Total # of Spaces: 4
Outbuildings: 2
Types of Outbuildings: Stables & Storage shed



Property Summary

Discover Timberline Stables, a picturesque 110-acre estate nestled in the rolling hills near Parker, Colorado. This property features rolling hills that offer majestic mountain views, perfect for outdoor activities. It includes two homes, providing ample space for family, guests, or rental opportunities. Equestrian enthusiasts will enjoy the 30 stall horse boarding stable, arena, and paddocks. 121.3 acre-feet annually of decreed water rights.





Land

110 acres features rolling hills with patches of ponderosa pine and open grassy pastures. The land offers scenic Mountain Views, making it ideal for those seeking a serene, natural setting. The property is fenced.

Improvements

The property features two distinct residences. The main home is a well-appointed 5-bedroom, 3-bathroom residence with 3,417 square feet of finished living space. It boasts a charming exterior of brick and wood siding and includes an attached 2-car garage, nestled within a grove of ponderosa pines for added privacy and beauty.

The second home is a more modest, yet still spacious, older dwelling offering 3,300 square feet, with 3 bedrooms and 2 bathrooms.

Adjacent to this home is Timberline Stables, a comprehensive equestrian facility with 30 stalls for horse boarding. The property also includes paddocks, runs, pastures, and an outdoor arena, catering to all aspects of horse care and riding.

Water/Mineral Rights & Natural Resources

The property includes substantial water rights decreed from District Water Court Division 1 in Case number 2013CW3155 allowing the following annual withdrawals:

- Denver Aquifer 54.5 acre feet per year
- Arapahoe Aquifer 43 acre feet per year
- Laramie Fox Hills 33.8 acre feet per year

(Less 10 acre feet per year for subject property wells and future wells)





Region & Climate

Weather-wise, Parker experiences a semi-arid climate with four distinct seasons. Summers are warm and occasionally punctuated by afternoon thunderstorms, ideal for outdoor activities but with a need for weather awareness. Winters bring colder temperatures and snowfall, creating picturesque landscapes but requiring preparation for icy conditions. Spring and fall are moderate, perfect for enjoying the outdoors, though spring can be unpredictable with both snow and rain.

Location

Parker, Colorado, is a vibrant community offering a blend of urban conveniences and rural charm with a plethora of activities for all interests. Outdoor enthusiasts can enjoy the extensive trail systems like Sulphur Gulch and Cherry Creek for hiking, biking, and horseback riding, while the town's commitment to open space provides ample areas for exploration. Culturally, the Parker Arts, Culture & Events (PACE) Center serves as a cultural beacon with its performances and events. Recreation facilities such as the Parker Recreation Center and H2O'Brien Outdoor Pool cater to fitness and family fun, while local wineries and dining options in downtown Parker offer a taste of the region's flavors. The property is located about 30 miles from Denver International Airport.

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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.

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- RICK STEINER, SELLER/BUYER

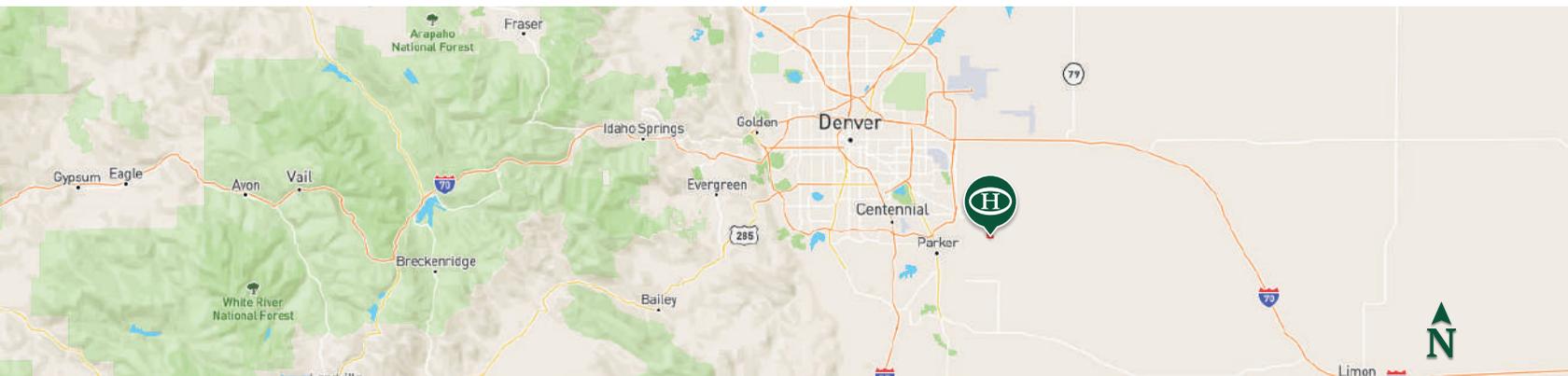
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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

Boundary Main House House Barn



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