

Grace and Grit Farms

77.09 Acres

Weld County, CO

\$6,750,000



HAYDEN  OUTDOORS.

Grace and Grit Farms

TOTAL ACRES:

77.09

PRICE:

\$6,750,000

COUNTY:

Weld County

CLOSEST TOWN:

Berthoud, CO



Presented by



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Property Summary

This stunning 77.09-acre property in Berthoud offers a custom 5-bed, 5-bath home with breathtaking mountain views. Featuring expansive agricultural potential, water rights from multiple ditches, and state-of-the-art irrigation, it's perfect for farming or development alike. With multiple outbuildings, greenhouses, and fertile land, this property is a rare opportunity for investors, farmers, or developers looking to expand operations.





Activities & Amenities

ATV/Off Road
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Income Producing
Irrigation
Orchard/Vineyard
Outbuilding/Barn/Shed/Shop
Water Rights

Land Details

Address: 20509 County Road 3, Berthoud,
Colorado 80513, USA
Closest Town: Berthoud
Total Acres: 77.09
Deeded Acres: 77.09
Zoning: Ag
Elevation: 5,030
Topography: Rolling Hills
Vegetation: Crops
Irrigated Acres: 59
Water Rights: Yes, Water Certificates
Estimated Taxes: \$5,582.86 - 2023
Source of lot size: Other

Building Details

Homes: 1
Style of Home(s): Ranch
Bedrooms: 5
Full Bathrooms: 4
Half Bathrooms: 1
Basement: Partial finished
Parking Types: Attached Garage
Total # of Spaces: 3
Outbuildings: 6
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air



Land

With the land spanning 77.09 acres, this parcel offers fertile land for agriculture with water rights from 4 shares of The Handy Ditch Company, 4 shares of The McIntyre Ditch Company, and 1 share from The Loveland Lake and Ditch Company. An underground Netafim irrigation system efficiently distributes water to the fields. The land has supported various crops, including nursery tree seedlings, sorghum, alfalfa, corn, and hemp. The fields can yield approximately 2,800 bales per cutting.

Improvements

The custom-built 2009 home is a 5-bedroom, 5-bathroom residence with 4,612 sq. ft. of living space. The home features stunning kitchen finishes and large windows that provide panoramic views of the surrounding mountains. The property also includes multiple large outbuildings, including a 200×50 enclosed barn, one 100'x20' and one 100'x40' greenhouses, a 65'×50' barn, and a 40'×24' partially enclosed equipment storage space.

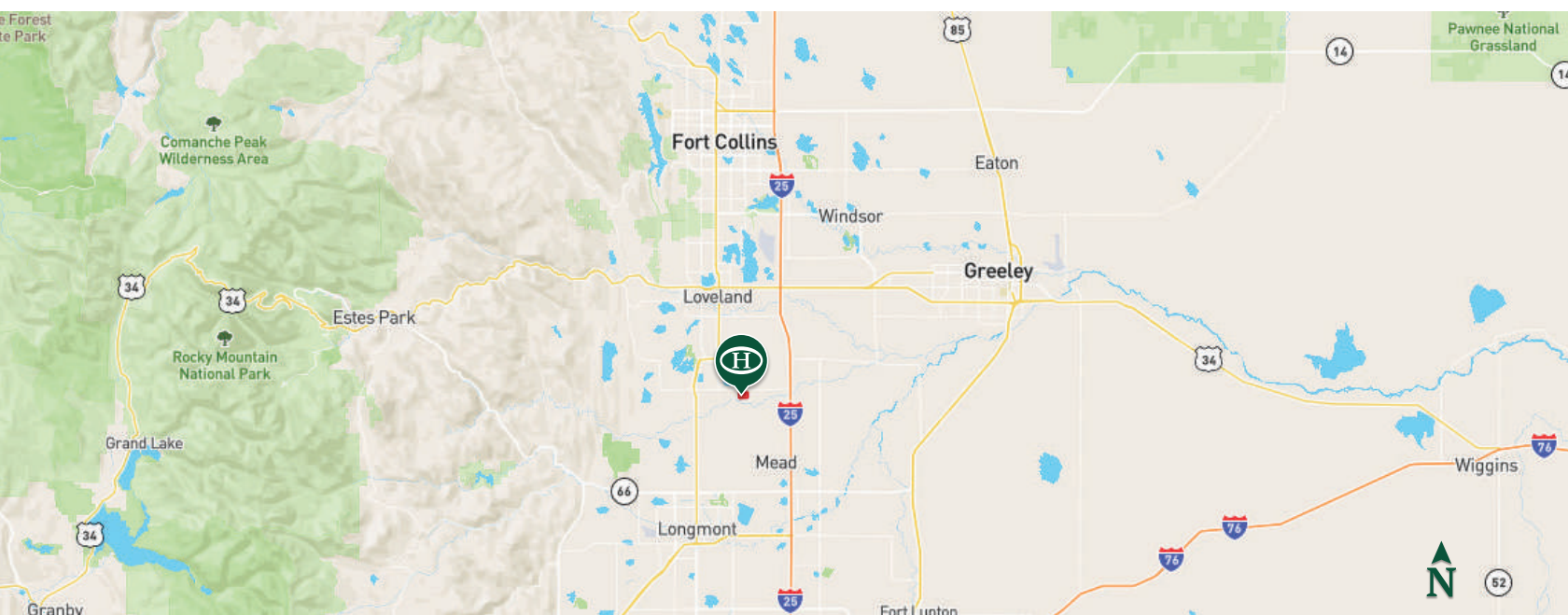






BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary





Recreation

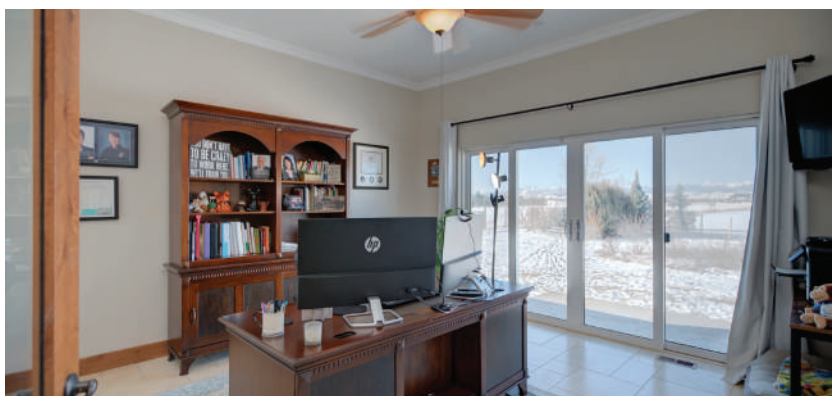
The property offers exceptional recreational opportunities, including hiking, biking, and wildlife watching, with some of the best mountain views in Berthoud. With open space and a variety of agricultural uses, this land also provides excellent potential for further development and expansion of recreational amenities.

Agriculture

This property has been farmed for a variety of crops, including alfalfa, sorghum, corn, hemp, and nursery tree seedlings. It is equipped with a state-of-the-art underground Netafim irrigation system and has water rights from multiple ditches, ensuring abundant irrigation. The fields are capable of producing approximately 2,800 bales per cutting, offering significant agricultural potential.

Water/Mineral Rights & Natural Resources

4 shares of The Handy Ditch Company, 4 shares of The McIntyre Ditch Company, and 1 share from The Loveland Lake and Ditch Company





Region & Climate

The Berthoud region, located in the 80513 zip code, enjoys a semi-arid climate with four distinct seasons. Winters are mild with occasional snow, while summers bring warm temperatures, making it ideal for both farming and recreational activities. The surrounding foothills and proximity to the mountains provide scenic views and a peaceful rural atmosphere.

History

Berthoud, often referred to as the "Garden Spot of Colorado," has a rich history dating back to the late 1800s. Initially a small agricultural town, it quickly grew due to its location along the railroads and its thriving farming industry. Today, Berthoud is a charming town known for its strong agricultural roots, small-town vibe, and growing real estate market. Its close proximity to both Denver and Boulder makes it a desirable location for those looking to enjoy rural living with easy access to city amenities. Denver International is 45 minutes drive. The property is in weld county but annexed into the city of Berthoud





Hayden Outdoors *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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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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