

5124 N County Road 3

8 Acres | Larimer County, CO | \$1,250,000



HAYDEN  OUTDOORS.



Activities & Amenities

ATV/Off Road
Borders Public Lands
Equestrian/Horse Property
Farm/Crops/Ag
Irrigation
Outbuilding/Barn/Shed/Shop
Water Shares (different from water rights)

Land Details

Address: 5124 N County Road 3, Fort
Collins, Colorado 80524, USA
Closest Town: Fort Collins
Total Acres: 8.01
Deeded Acres: 8.01
Zoning: Ag
Water Rights: Yes
1 share of North Poudre Irrigation
Company is available at market value
Estimated Taxes: \$4,657 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 2780
Unfinished Sq. Ft.: 760
Bedrooms: 4
Full Bathrooms: 3
Half Bathrooms: 1
Basement: Partial finished
Parking Types: Attached Garage
Total # of Spaces: 2
Outbuildings: 6
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace, Forced Air



About This Property

This 3,500+ sqft home offers 4 beds, 4 baths, a dedicated office space and a finished basement with plenty of storage throughout. The home features large picture windows that flood the interior with natural light and provide breathtaking, unobstructed mountain views. This 8-acre property offers a peaceful retreat with ample space for outdoor activities, privacy, and several outbuildings, including a 90x50 barn. One share of NPIC can be added.





Land

This country home offers 8.01 acres of level terrain with plenty of room for grazing and access to Cobb Lake. Directly across to the west is the Wellington State Wildlife Area Cobb Lake Unit, a nature lover's paradise perfect for fishing, hiking, walking, wildlife viewing, and even bird dog training with over 300 acres! This property has a transferable membership to Cobb Lake which is just south of the home. For only \$450 a year, Cobb Lake offers great fishing, kayaking, paddle boarding, swimming and "no wake" boating. Whether you're an outdoor enthusiast or looking for a peaceful rural retreat, this property is truly an exceptional estate!

Improvements

Outdoor improvements include a 4500 sqft. metal barn, 3600 loafing shed, 1680 sqft. equipment barn, 600 sqft. dairy barn, additional loafing sheds and a grain bin.

The home has several recent updates:

- Roof – New in 2022.
- Garage Doors – Replaced in 2022.
- North Facing Siding – Updated in 2022.
- North Bedroom Windows – Installed in 2022.
- Carpet – New in 2022.
- Kitchen Appliances – Updated in 2020.
- Hot Water Heaters – Replaced in 2019.





Agriculture

This property is perfect for your 4-H project, with an ideal setup for sheep, goats, llamas, alpacas, and more! It offers plenty of space and flexibility to meet the needs of your animals and support your farming or livestock goals. Whether you're a beginner or experienced in animal care, this property is ready to help you succeed.

Water/Mineral Rights & Natural Resources

One (1) share of North Poudre Irrigation Company is available at market value.

Location

Located northeast of the bustling town of Fort Collins, about 15 minutes north of Timnath and an hour north of Denver, Colorado. Taxes currently qualify for a Senior Tax Exemption.



*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.





COBB LAKE

WELLINGTON STATE WILDLIFE AREA
COBB LAKE UNIT

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."

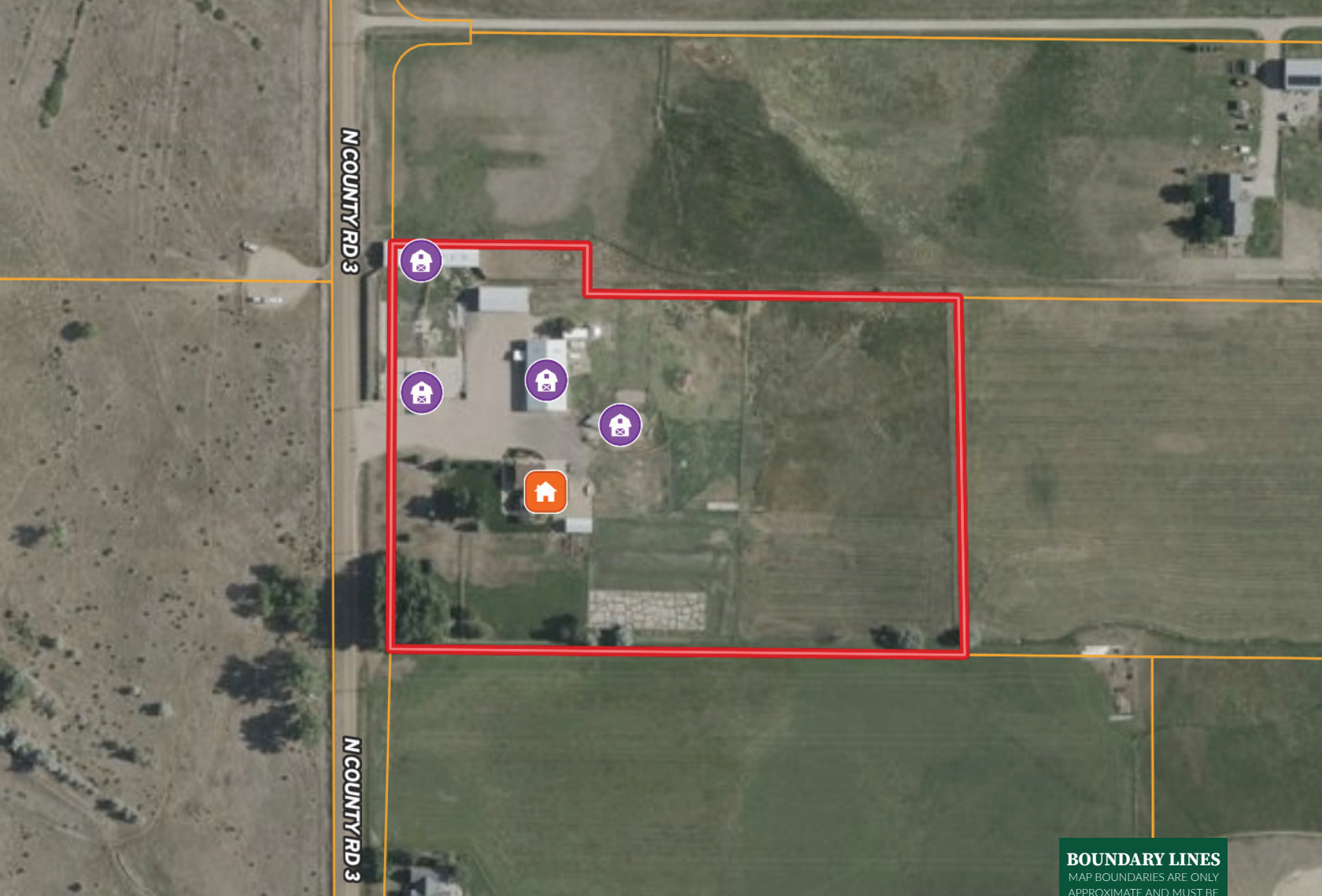


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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testimonials

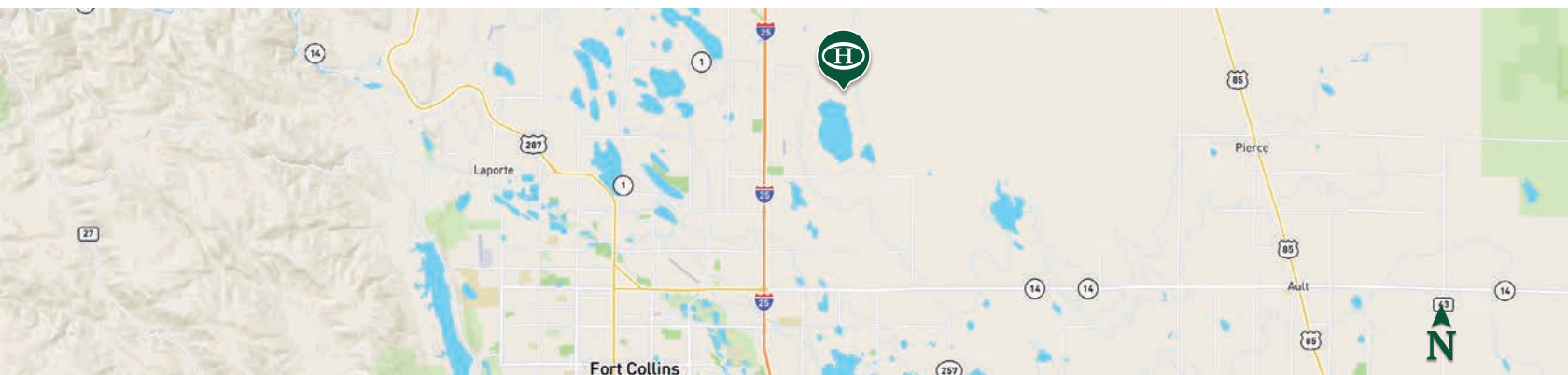




Boundary Barn House

BOUNDARY LINES

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



Sally Brunk

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