

# 612 W County Road 74

35.00 Acres

Larimer County, CO

\$2,895,000



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## Activities & Amenities

Equestrian/Horse Property  
Fishing  
House/Cabin  
Pond/Lake

## Land Details

Address: 612 W County Road 74,  
Wellington, Colorado 80549, USA  
Total Acres: 35.00

## Building Details

Homes: 1  
Style of Home(s): Ranch  
Finished Sq. Ft.: 2,700  
Bedrooms: 4  
Full Bathrooms: 4  
Basement: None  
Parking Types: Detached Garage & Driveway  
Cooling Systems: Forced Air Cooling  
Heating Systems: Forced Air







### Property Summary

Nestled amongst the scenic Northern Front Range of Colorado with 35+/- Acres, 612 W County Road 74 features a custom-built home that integrates luxury with natural beauty. The residence boasts expansive windows framing breathtaking mountain views. Outside, a meticulously designed horse barn and arena complements the property, complete with spacious stalls and a tack room, while a serene fishing pond offers a tranquil location to cast a line.







## Land

The property sits in a desirable location with a private driveway and excellent fencing and cross-fencing between the pastures. There are 4 separate pastures each with a loafing sheds and automated water tanks. Most of the ground is well-established pasture consisting of native grasses and mature trees.

The landscaping around the property is exceptionally designed with a large yard surrounding the house/ pond with a sprinkler system and numerous mature trees.

## Improvements

Perhaps the greatest asset of the property is the fine custom home consisting of 2,700+/- SF and 4BR & 4BA along with an office/ safe room. The house was recently updated with a beautiful open concept with large kitchen/ living area and excellent flow throughout from room to room. With large, covered porches one can take in the views in all directions of the foothills and fully landscaped property.

Another feature of this property is a meticulously designed Cleary equine barn, offering superior structural engineering with durability and utility. Spanning 60'x80', it houses 6 spacious stalls equipped with fans, along with a wash bay providing comfortable accommodation for your horses. The loft area of the barn could easily be transformed into living quarters and features a large walk out deck overlooking the roping arena. Additional storage space is available for hay, feed, and equipment, keeping everything organized and easily accessible. Adjacent to the barn, discover a professionally constructed roping arena, perfect for honing your roping skills or hosting events. The arena is equipped with a squeeze chute and full lighting. Also adding to the improvements is a nice 30'x50' pole barn for the storage of tools and equipment with an included compressor recently installed. Both buildings have concrete floors in good condition.







## Improvements

In the heart of the property is a fishing pond, professionally designed and constructed with a plastic liner and aeration system to maintain optimal water quality and fish health. The pond offers exceptional fishing for bass and is an extremely rare asset for a property in this area.

## Recreation

Boasting a large custom built horse barn, roping arena, and fishing pond the property is unmatched as a front-range recreational retreat.

## Water/Mineral Rights & Natural Resources

Blessed with an abundance of groundwater the property is truly unique with a 360+/- gpm well servicing the property providing necessary water to irrigate the grounds, water livestock, and maintain the water level of the deep lined fishing pond.

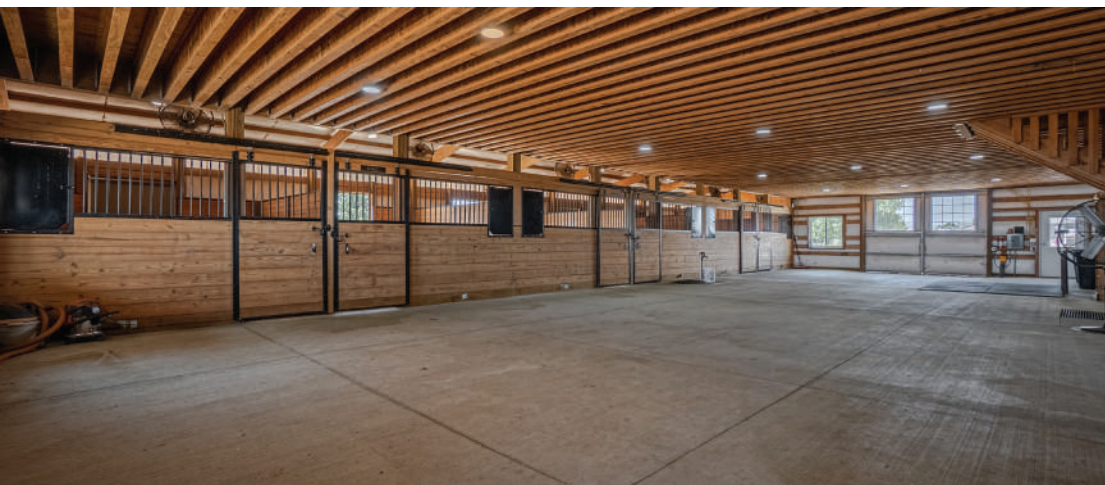
## Location

Conveniently located just 6+/- miles northwest of Wellington, CO and 12+/- miles from Fort Collins, this property offers the tranquility of rural living without sacrificing access to essential amenities and services.

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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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*"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



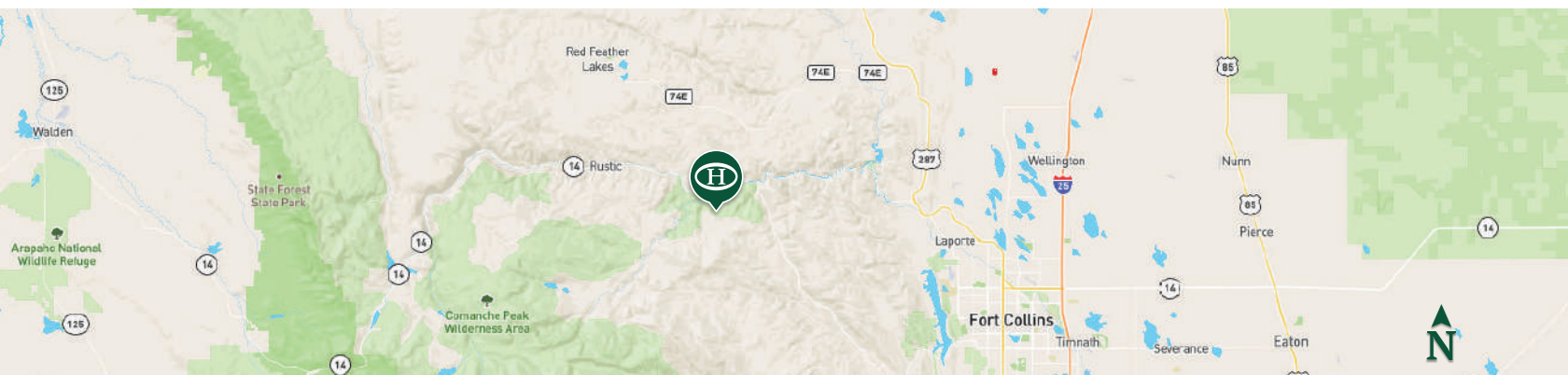




 Boundary

**BOUNDARY LINES**

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



## Duncan Clark

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