

Asa Farm Land and Horse

42.86 Acres | Larimer County, CO | \$2,485,000



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Activities & Amenities

Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
House/Cabin
Income Producing
Outbuilding/Barn/Shed/Shop
Water Shares (different from water rights)

Land Details

Address: 2237 West CR8, Berthoud,
Colorado 80513, USA
Closest Town: Berthoud
Total Acres: 42.86
Deeded Acres: 42.86
Zoning: AG
Elevation: 5,100
Topography: slightly rolling
Vegetation: farmground
Water Rights: Yes, 6.5 shares Handy Ditch
7 shares of Dry Creek Lateral (carrying)
We believe that mineral rights exist,
do your own due diligence. Any rights
existing will convey with this sale.
Estimated Taxes: \$2,600 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Farm house
Finished Sq. Ft.: 1,580
Bedrooms: 4
Full Bathrooms: 1
Basement: Unfinished
Parking Types: Driveway
Total # of Spaces: 10
Outbuildings: 4



About This Property

Held in the Asa family for decades, this 43 acre piece of gently sloping, prime farmground is available in an area that may be perfect for a horse property or development. With 6 1/2 shares of Handy Ditch water, this is a dream parcel with incredible views and just far enough away from Hwy 287 to be both quiet and convenient. Loveland to the north and Longmont to the south are mere minutes away. Currently zoned AG but close to the city boundary.

Land

This is a piece of prime, fertile farmground that slopes gently to the south creating that sought after southern exposure and incredible mountain picturescape to the west. There is direct access to County Road 8 and US Hwy 287 is just 1/2 mile away for quick commutes while living a healthy, rural life. There is plenty of infrastructure for a horse property or development staging area. This has been recently parceled off and we have a recorded survey with new legals and are waiting for the county to officially post the information.





Improvements

There is a 1580 sqft 4 bed, 1 bath home that was built in 1905. It has been rented in the past and would make a great staging office for a developer or caretaker for a horse property. There is a large barn, silo, round grain bin, loafing shed and other small buildings. Barn, farmhouse and loafing sheds all have new roofs.

Recreation

Berthoud offers an ideal blend of small-town charm and big recreational opportunities, making it a wonderful place to live, work, and play. Residents enjoy both modern community amenities and quick access to Colorado's great outdoors.

At the heart of town is the **Berthoud Recreation Center at Waggener Farm Park**, a 49,000-square-foot facility featuring a full gymnasium, fitness studios, climbing wall, and an impressive aquatics area complete with lap lanes, slides, and leisure pools. Families appreciate the year-round programs, fitness classes, and community activities hosted here.

The town also maintains numerous neighborhood parks with playgrounds, sports fields, pickleball courts, basketball courts, and even a skate park. Town Park, one of Berthoud's gathering spots, offers a large playground and natural water features, creating the perfect setting for summer evenings and weekend outings. Seasonal festivals, farmers markets, and community events—such as the beloved Parade of Lights—add to the small-town lifestyle and sense of connection.

For those who prefer the outdoors, Berthoud provides miles of scenic trails and open space. The Heron Lakes community offers over 130 acres of open land with nearly nine miles of trails winding along reservoirs and natural habitats. Just beyond town, hiking and biking options abound, while Berthoud Pass and the nearby Rockies open the door to alpine adventure, from summer wildflower hikes to winter snowshoeing and skiing. Golfers will appreciate TPC Colorado, a premier championship course set along the foothills.

With a balance of indoor amenities, vibrant community life, and abundant outdoor recreation, Berthoud delivers the best of Colorado living right at your doorstep.

Agriculture

Corn is currently being grown on the property. A pivot for irrigation is NOT on this property and will stay with the parcel directly to the west. There is great goose hunting on the land and it has been leased out to hunters in the past for just that purpose.



Water/Mineral Rights & Natural Resources

6 1/2 shares of Handy Ditch and 7 shares of Dry Creek Lateral (carrying rights) will convey with this sale. Mineral rights, because they are held by the family, are not included in this sale. There are no active gas wells in the area or expected to be in the area, and there is no perceived value of these rights. It was the wish of the family patriarch to keep those rights as a connection to this land.

Region & Climate

Berthoud sits in the northern Colorado Front Range, nestled between the plains and the rising foothills of the Rocky Mountains. Its region blends agricultural landscapes, open space, and easy access to mountain scenery—offering both serenity and connectivity. Located roughly 40-50 minutes from Boulder or Denver, residents enjoy rural charm without sacrificing proximity to urban amenities, employment centers, and cultural opportunities.

The climate in Berthoud is defined by four distinct seasons and a semi-arid to cold semi-arid (or mild humid continental) climate. Winters bring cold mornings and evenings—average lows dip into the teens to single digits (°F) in winter months—with daytime highs commonly in the 30s to low 40s. Snow is a regular feature, averaging 39 inches per season, its presence often lingering in shaded or elevated places.

Summers are warm and dry—with bright, sunny days (more than 200+ days of sunshine per year), low humidity, and daytime highs in the mid-80s to low 90s°F. Nights cool substantially, making evenings comfortable. Spring and fall act as transitional seasons—mild and pleasant, though afternoons in spring can be unexpectedly warm, and autumn brings crisp air, changing foliage, and early frosts by October.

Berthoud's climate supports a wide variety of landscaping and gardening (Zone 5b-6a), and its elevation helps moderate extreme heat while also inviting dramatic seasonal changes. Rainfall is modest, concentrated more in late spring, while summer afternoons may bring thunderstorms. Winters tend to be drier but with enough snow to provide scenic beauty and seasonal variety.





History

Founded in the 1880s, Berthoud began as an agricultural community along Colorado's Front Range. In 1883, the town relocated closer to the Colorado Central Railroad to boost transportation and trade. Early settlers farmed crops like sugar beets, wheat, and alfalfa, aided by irrigation that turned dry land fertile.

By the early 1900s, Berthoud earned the nickname "Garden Spot of Colorado" for its rich farmland. While the town has grown with new homes and businesses, it retains its small-town charm, blending historic preservation with modern amenities and outdoor access.

Location

This property enjoys a prime location on the west side of Berthoud, offering both tranquility and convenient access to northern Colorado's amenities. Set near the foothills, the home benefits from wide-open views and a peaceful setting while remaining just minutes from downtown Berthoud, where residents can enjoy local shops, dining, breweries, and community events.

For travel, the **Northern Colorado Regional Airport (FNL)** in Loveland is less than 15 miles away, offering regional service and private aviation options. **Denver International Airport (DEN)**, Colorado's largest hub with extensive domestic and international connections, is approximately an hour's drive to the south via I-25 and E-470.

Neighboring communities provide additional conveniences: **Loveland** is about 10 miles north, offering extensive shopping, medical facilities, and cultural attractions. **Longmont**, to the south, is roughly a 20-minute drive, while **Fort Collins**—home to Colorado State University and a vibrant downtown scene—is just 25 minutes away.

Closer to home, residents enjoy easy access to golf at TPC Colorado, miles of scenic trails and open space, and a variety of parks throughout Berthoud. With its balance of small-town charm, nearby urban conveniences, and excellent regional connectivity, this location captures the best of Colorado living.

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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.

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- RICK STEINER, SELLER/BUYER

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testimonials

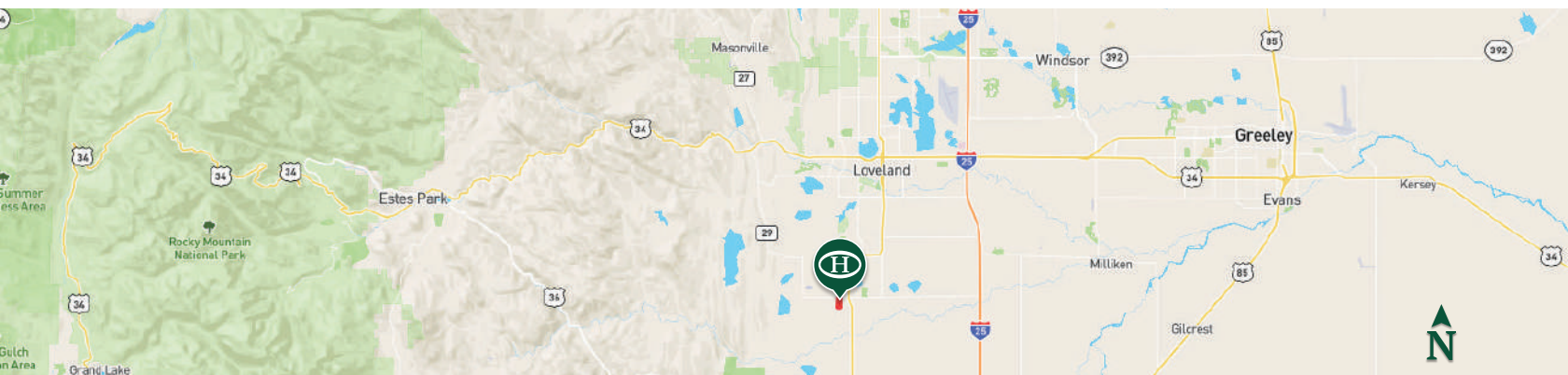




 Boundary

BOUNDARY LINES

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



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