

# Asa Farm Land and Water

42.86 Acres | Larimer County, CO | \$3,550,000



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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: 5100  
Topography: slightly rolling  
Vegetation: farmground  
Water Rights: Yes  
6.5 shares Handy Ditch 7 shares  
of Dry Creek Lateral (carrying)  
Mineral Rights: Yes  
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.: 1580  
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 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, the parcel sits outside the Berthoud city limits.







## Land

This is a piece of prime, fertile farmground that slopes gently to the south creating that sought after southern exposure and incredible mountain landscape to the west. Direct access to County Road 8 is 1/2 mile to Hwy 287.

## Improvements

There is a 1580 sqft 4 bed, 1 bth home that was built in 1905. It has been rented until recently and would make a great staging office for a developer. There is a large barn, silo, round grain bin, loafing shed and other small buildings.

## 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. 6 1/2 shares of Handy Ditch will convey with this sale.

## Water/Mineral Rights & Natural Resources

We do believe the mineral rights are intact but are not verifying. Whatever rights are intact will convey with this sale.

## Region & Climate

Berthoud, Colorado, is a charming town nestled in the northern part of the state, offering residents and visitors a blend of small-town ambiance and access to diverse recreational activities. The town is actively pursuing certification as an International Dark Sky Place Community, reflecting its commitment to sustainability and environmental stewardship.







Outdoor enthusiasts will find ample opportunities for adventure near Berthoud. To the west, destinations like Carter Lake and Pinewood Reservoir provide excellent spots for rock climbing, fishing, boating, hiking, and camping.

The town also boasts a vibrant community calendar. On March 15, 2025, residents can participate in the St. Patty's Day Run.

Moreover, the Berthoud Historical Society hosts summer concerts in the Pioneer Courtyard, featuring local musical groups. Most concerts are free, with food and drink available for purchase, fostering a lively community atmosphere.

In summary, Berthoud, Colorado, offers a harmonious blend of natural beauty, recreational opportunities, and community events, making it a delightful destination for those seeking both relaxation and adventure.







## History

Berthoud, Colorado, was founded in the 1880s as a small agricultural community along the Front Range of the Rocky Mountains. Originally located closer to the Little Thompson River, the town was moved in 1883 to its current location to be nearer to the Colorado Central Railroad, which improved transportation and commerce. Early settlers focused on farming, particularly sugar beets, wheat, and alfalfa, benefiting from irrigation projects that transformed the arid land into productive farmland.

By the early 20th century, Berthoud had become known as the “Garden Spot of Colorado” due to its fertile soil and thriving agricultural industry. Over time, the town maintained its small-town charm while gradually expanding with new businesses and residential developments. Today, Berthoud balances historical preservation with modern growth, offering a mix of historic buildings, local events, and access to outdoor recreation while remaining a tight-knit community.

## Location

Berthoud has quite an infrastructure for a small town. Grocery stores, restaurants, health care and locally owned shops add to the quaint atmosphere. But don't worry, Loveland and Longmont, both about 15 minutes away have everything you need. Denver International Airport is just under an hour away.

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A wide-angle photograph of a rural property under a clear blue sky. In the foreground, a dirt road with tire tracks leads towards the background. To the left, a red pickup truck is parked. In the center, a wooden fence runs across the frame. To the right, a blue tractor is parked near a wooden building. In the far background, snow-capped mountains are visible under a bright sky.

## 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*

Scan to see more  
testimonials

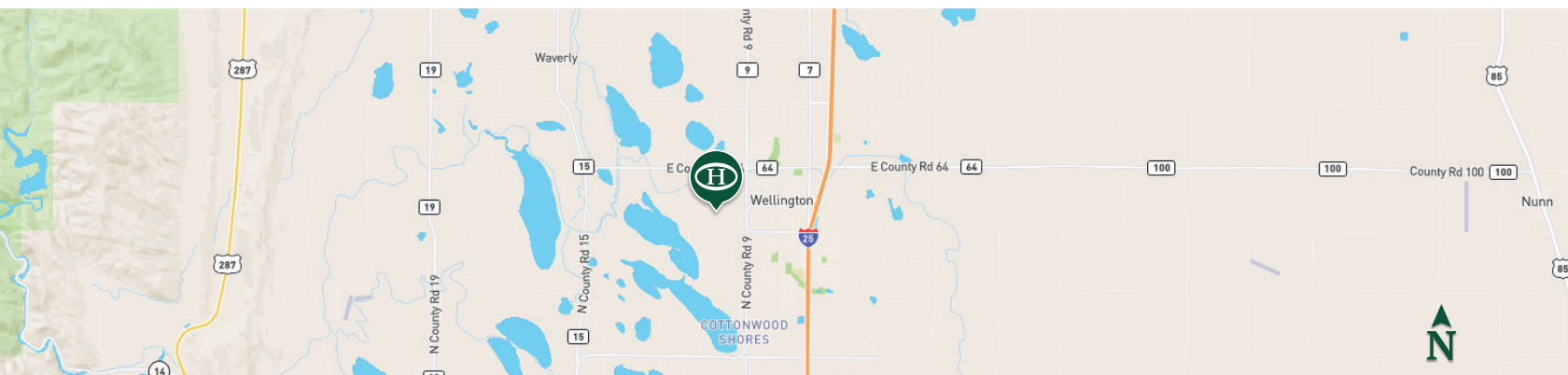







 Boundary

**BOUNDARY LINES**

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



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