

Horse Castle Ranch

29.00 Acres | Larimer County, CO | \$2,350,000



HAYDEN  OUTDOORS.

Horse Castle Ranch

TOTAL ACRES:

29.00

PRICE:

\$2,350,000

COUNTY:

Larimer County

CLOSEST TOWN:

Berthoud, CO

Presented by



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About This Property

Horse Castle Ranch is a rare 29-acre equestrian estate near Berthoud, CO, featuring a custom ranch home and top-tier horse facilities. Enjoy indoor and outdoor arenas, barns, mountain views, and a functional layout built for serious horsemen or lifestyle buyers wanting it all—luxury, land, and an unbeatable Front Range location.



Activities & Amenities

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Income Producing
Outbuilding/Barn/Shed/Shop
Recreational Business

Land Details

Address: 871 N County Road 23E, Berthoud, CO
80513
Closest Town: Berthoud
Total Acres: 29.00
Deeded Acres: 29.00
Zoning: FA1 (Agricultural)
Elevation: Approx. 5,000 ft
Topography: Gently sloped
Vegetation: Pasture, grass, trees, grape vines
Irrigated Acres: None
Water Rights: None – water via domestic well and
spigots throughout the property
Estimated Taxes: \$8,430 (2024)
Source of Lot Size: Assessor/Tax Data

Building Details

Price: \$2,350,000
Homes: 1
Homes: Wood Frame & Stucco
Style of Home(s): Ranch with Walkout Basement
Price per sq. ft.: 701.58
Finished Sq. Ft.: 3351
Unfinished Sq. Ft.: 113
Bedrooms: 4
Basement: Full finished
Parking Types:
Attached Garage
Outbuildings: 4
Other Improvements: Indoor & Outdoor Arenas
Fence Type: Wood & Horse Friendly Fiberglass
Pipe
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace, Forced Air & Radiant



Improvements

This working horse property includes:

- 14 indoor 12'x12' stalls with 38' outdoor runs (12'x50')
- 4 loafing sheds and multiple fenced pastures
- Concrete-floored stalls with premium rubber mats and wood shaving bedding
- Heated automatic waterers in each stall
- Custom cedar-lined tack room with beetle kill pine cabinetry, granite counters, and 18 personal lockers
- Organized feed system with supplement bins for each horse's AM, midday, and PM meals
- Heated wash bay with hot/cold water and heat lamps
- One-bedroom, one-bath barn apartment—perfect for an on-site manager

Recreation

Horse Castle Ranch offers an excellent range of equestrian and recreational opportunities:

- Indoor Arena (20m x 60m): Premier Equestrian footing, slanted kick walls, sloped feedback mirrors, 16' ceilings, 14'x16' equipment access door
- Outdoor Arena (20m x 60m): 10' border, shredded carpet footing, sloped 1.5% for drainage—rideable shortly after rain
- Oversized round pen with dressage-friendly footing
- Approx. 1-mile galloping track surrounding the ranch
- Grape vines and professional-grade landscaping throughout

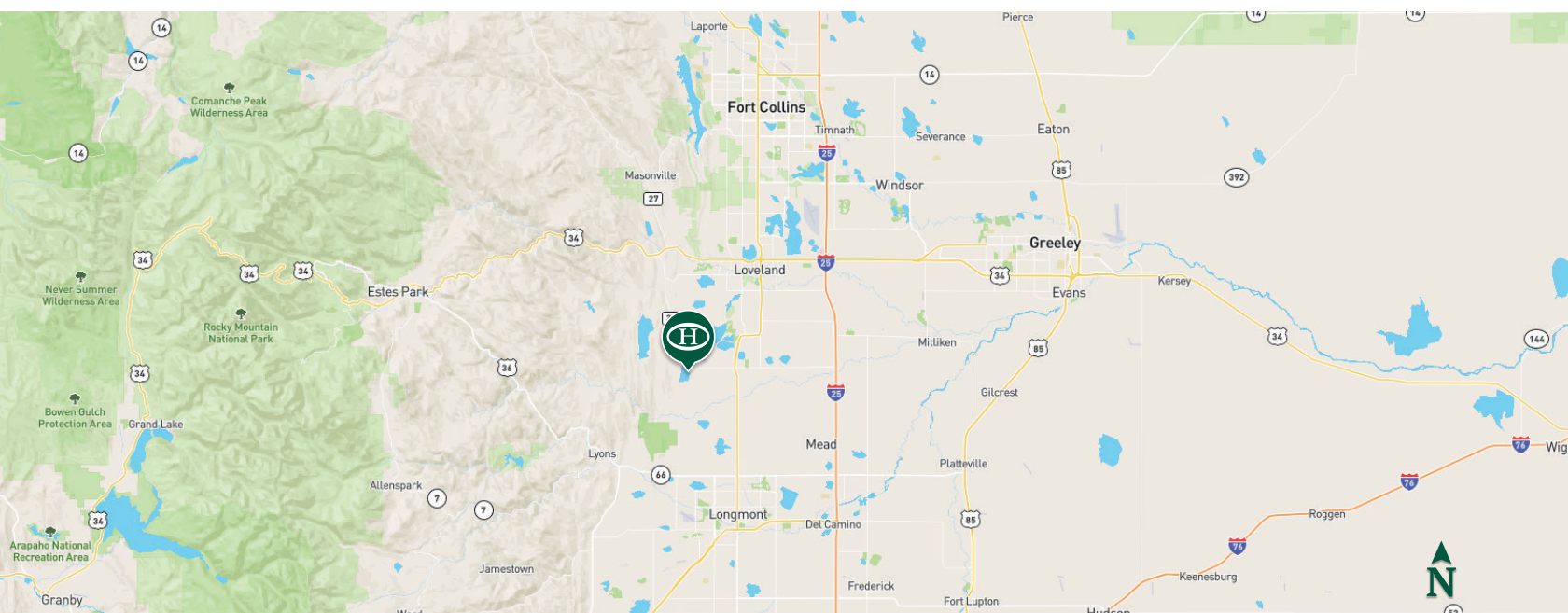






BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary





Agriculture

Located in a region known for productive farmland, Horse Castle Ranch offers potential for small-scale agricultural use alongside its premier equestrian features. With flat, fertile ground and favorable growing conditions, the property could support crops such as hay or corn—typical of farms throughout the Berthoud area. While the acreage is not irrigated and likely wouldn't support a standalone farming operation, it provides a great opportunity for supplemental use or hobby farming that complements the equine lifestyle.

Region & Climate

Berthoud, Colorado enjoys a classic Front Range climate—defined by four true seasons, low humidity, and over 300 days of sunshine per year. Summers are warm and pleasant, with average highs in the mid-80s°F and cool, dry evenings that make outdoor living comfortable well into the evening. Winters are crisp and relatively mild compared to mountain towns, offering occasional snowfall without the extremes found in higher elevations. Spring and fall bring dynamic skies, green-up, and colorful foliage, making this an ideal location for horse lovers who want year-round usability, dry footing, and manageable weather for training, boarding, and outdoor riding.





History

Horse Castle Ranch is nestled in a region steeped in Colorado's pioneering and conservation history. Just northwest lies Carter Lake, a reservoir completed in 1952 as part of the Colorado-Big Thompson Project—an ambitious water diversion system that brings Colorado River water to the Eastern Slope. Today, Carter Lake serves as both a recreational haven and a vital water source for agriculture and communities.

To the west, Rocky Mountain National Park was established in 1915 through the efforts of Enos Mills, a naturalist often referred to as the “Father of Rocky Mountain National Park.” His vision helped preserve the area's incredible alpine beauty, making it a national treasure for generations.

The nearby town of Berthoud has deep agricultural roots, long known for its fertile ground and hard-working farming communities. That legacy lives on today, making the area a perfect blend of productive land, natural beauty, and heritage.

Location

From Berthoud, head west on County Road 8 to County Road 23E. Turn north (right) on CR 23E and follow approximately one mile. Property entrance will be on your right, marked by white fencing and a gated entry.





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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.

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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