

# 180 Deep Cut Rd

36.15 Acres | Larimer County, CO | \$595,000



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## Activities & Amenities

Activities & Amenities:  
ATV/Off Road  
Cycling/Mountain Biking  
Equestrian/Horse Property  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game, Predator/  
Varmint, Small Game  
Outbuilding/Barn/Shed/Shop  
Propane  
Skiing/Snowmobiling/Snow Sports  
Wooded

## Land Details

Address: 180 Deep Cut Rd,  
Livermore, Colorado 80536, USA  
Total Acres: 36.15  
Deeded Acres: 36.15  
Zoning: Residential  
Elevation: 7,480  
Topography: Mountain valley  
Vegetation: Pine Trees, Native Grasses  
Estimated Taxes: \$2,713.41 - 2024

## Building Details

Homes: 1  
Homes: Modular  
Style of Home(s): Mountain  
Price per sq. ft.: 147  
Finished Sq. Ft.: 3,957  
Unfinished Sq. Ft.: 425  
Bedrooms: 5  
Full Bathrooms: 2 | Half Bathrooms: 1  
Basement: Partial finished  
Parking Types: Driveway  
Outbuildings: 1  
Types of Outbuildings: Loafing Shed  
Fence Type: barbed 3 wire  
Heating Systems: Forced Air & Wood Stove  
Foundations: Concrete  
Waterfront Features: Elkhorn Creek  
Exterior Features:  
Newly Stained Wood Siding  
1800 Gallon In Ground Cistern



### Property Summary

A rare opportunity to own a home on 36.15 acres in the Livermore area with direct private access to the Arapaho and Roosevelt National Forests. Perched atop a pine-covered canyon with sweeping views of the Elkhorn Creek Valley, this spacious five-bedroom home offers a true mountain retreat. Ideal for outdoor enthusiasts, the property provides direct access to summer hiking, challenging off-roading, big game hunting, and dark stary nights.





## Land

From Elkhorn Creek below, the road climbs nearly 300 feet to an elevation of 7,520 feet, offering panoramic views of the surrounding valley. Pine trees scatter the mountainside, while a fenced pasture below the home provides natural grazing for horses. Dramatic rock outcroppings frame the valley, creating shelter and scenic perches for local wildlife. Elkhorn Creek flows through the southern edge of the property, serving as a natural draw for both big and small game. There are two parcels (35 acres and 1.15 acres)

## Improvements

Perched on the northern portion of the property, this two-story, wood-sided five-bedroom modular home offers sweeping views in every direction. The main level features oversized south-facing windows that fill the kitchen, living, and dining areas with natural light, along with three comfortable bedrooms. The lower level includes a spacious walk-out family room, two additional bedrooms, and a private study—perfect for working from home or quiet retreat. Each level is equipped with a wood-burning stove, complementing the gas forced-air furnace for efficient year-round comfort. Note, there are no covenants. Photos of select rooms are virtually staged.

Adjacent to the home, a loafing shed and fenced area provide secure shelter and grazing for horses or other livestock. A nearby chicken coop offers added convenience for hobby farming. Additional storage is available with a Tuff Shed and modular units located along the driveway. The property water source is a domestic/stock well and includes a 1,800 gallon in-ground cistern. Will transfer Starlink in-place.



## Recreation

The property's incredible recreational opportunities are a true highlight. Bordering the northern edge of the Arapaho and Roosevelt National Forests, it offers direct access to thousands of acres for hiking, camping, and hunting. As a member of the North Rim Road Association, the property includes year-round, private gated access to the national forest. Off-road enthusiasts will appreciate the sought-after trail systems, while hunters and campers can enjoy endless terrain to explore and experience.

Beyond its direct access to the Roosevelt and Arapaho National Forests, Livermore offers a wide range of outdoor recreation. Nearby Eagle's Nest Open Space features approximately five miles of trails perfect for hiking, horseback riding, and fishing along the Cache La Poudre River. For anglers, the region boasts numerous lakes—Riddle Lake, Dowdy Lake, and smaller stocked ponds in the Red Feather Lakes area—all offering trout and bass fishing. Horsetooth Reservoir, about 35 minutes southeast, provides boating, swimming, stand-up paddleboarding, sailing, and miles of hiking and mountain biking trails. The Red Feather Lakes region, surrounding Livermore, extends your playground to include mountain biking, off-road trails, hunting, rock climbing, and in winter, cross-country skiing, snowmobiling, snowshoeing, and ice-fishing.





## Region & Climate

Nestled in the foothills of Northern Colorado, Livermore offers the beauty of all four seasons in a peaceful, rural setting. Spring brings cool breezes and wildflowers that paint the landscape, while summer offers warm, sunny days perfect for hiking, horseback riding, and outdoor living—accented by the occasional afternoon thunderstorm. Fall delivers crisp air and vibrant foliage, creating postcard-worthy views throughout the valley. In winter, snowfall transforms the area into a quiet, scenic retreat, with plenty of sunshine and a cozy mountain feel—without the congestion of resort towns. It's an ideal year-round climate for those who value space, scenery, and connection to the outdoors.

## History

Founded in the late 1800's, Livermore emerged as a small ranching and agricultural settlement. It was a key stop along early cattle-driving and wagon routes heading north toward Wyoming. Today, Livermore is known for its scenic open spaces, rolling grasslands and rugged foothills. It's a quiet, rural community with a mix of historic ranches, small farms, and residential properties. Livermore serves as a gateway to recreation in the Red Feather Lakes area, with easy access to camping, fishing, and off-grid living.

## Location

Livermore is an unincorporated community in northern Larimer County, Colorado. It lies about 25 miles northwest of Fort Collins, nestled in the foothills of the Rocky Mountains, near the gateway to the Red Feather Lakes and Roosevelt National Forest.

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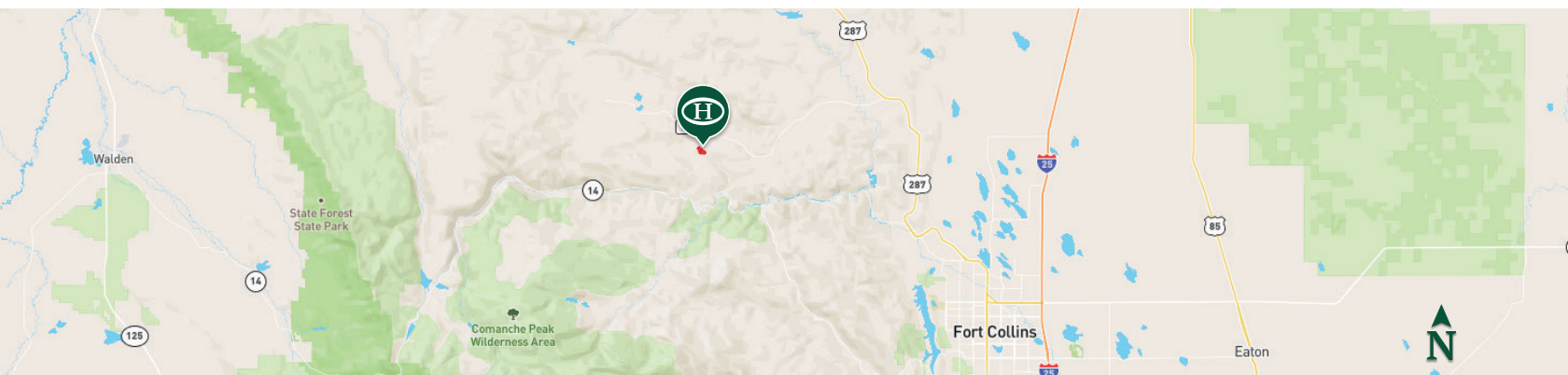
*- RICK STEINER, SELLER/BUYER*

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VERIFIED FOR ACCURACY.



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