

BAR D RANCH

466.81 Acres | Larimer County, CO | \$4,295,000



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Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting: Big Game, Predator/
Varmint, Small Game, & Turkey
Outbuilding/Barn/Shed/Shop
Stream/River
Wooded
State Hunting Unit: 20

Land Details

Address: 12711 N County Road 27,
Loveland, Colorado 80538, USA
Closest Town: Masonville
Total Acres: 466.81
Deeded Acres: 466.81
Elevation: 5600'-6900'
Topography: Mountainous
Estimated Taxes: \$3,338 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): 2 Story
Finished Sq. Ft.: 2,568
Unfinished Sq. Ft.: 432
Full Bathrooms: 3
Basement: Partial finished
Parking Types: Attached Garage
Outbuildings: 2
Types of Outbuildings: Shop & Barn
Fence Type: Wire
Heating Systems: Boiler-HWBB & Fireplace



Property Summary

The BAR D RANCH consists of 470 +/- mountainous acres and is conveniently located less than 20 miles from Ft Collins and Loveland, CO. This rare Larimer County gem offers year round, paved road access while offering unlimited recreational opportunities. The ranch borders National Forest and is situated in GMU 20, one of Colorado's most coveted trophy elk units. Contact Mike Williams for your personal showing.





Land

Bar D Ranch encompasses 470 +/- deeded acres while bordering thousands of acres of the adjacent National Forest. The terrain flows from the mild landscape of the foothills on the east to the steep mountain draws to the west.

Improvements

The property includes a nice, well kept two story home with a partially finished basement totaling 2568 finished square feet. There is also an 1152 square foot shop with a covered RV parking area on the side, as well as an old nostalgic 3600 square foot barn/mill building.



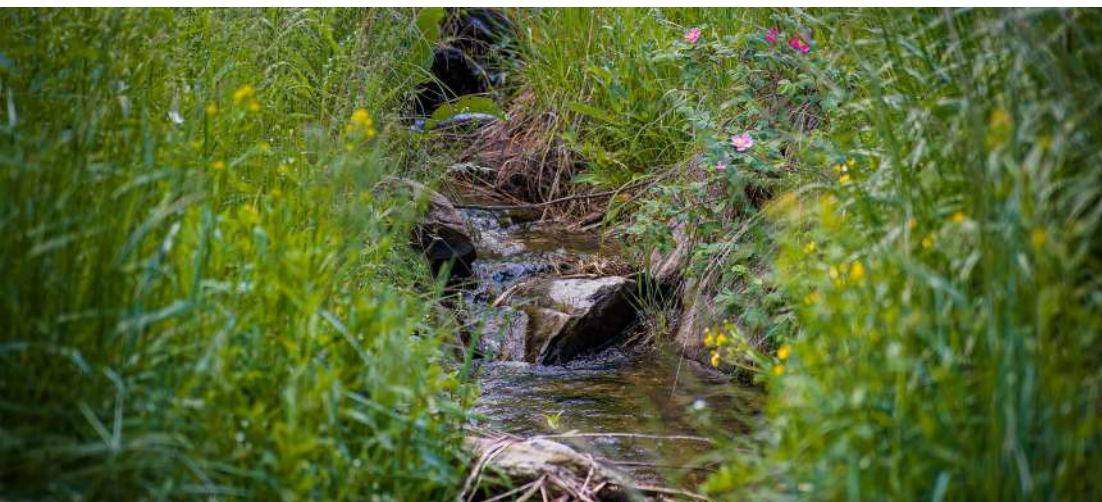


Recreation

The ranch is situated in Colorado's GMU 20. This highly sought after unit produces some of Colorado's biggest bull elk every year. This area also offers some great opportunities for Mule Deer hunting. Moose, bear, bobcats, mountain lions and turkeys frequent the area as well.

Agriculture

Historically the ranch was utilized for running a cattle operation, however more recently there has been minimal livestock impact on the property.





Location

The ranch is conveniently located less than 30 minutes from either Loveland or Ft Collins while being a quick 45 minute drive to Estes Park and Rocky Mountain National Park. Catch a commercial flight at Denver's DIA with a 90 minute drive.

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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.

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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.



Mike Williams

- 📍 Licensed in CO & NM
- ✉ Mike@HaydenOutdoors.com
- 📞 970.290.1617


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