

Bull Mountain/Sand Creek

72.48 Acres

Larimer County, CO

\$795,000



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Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/
Varmint & Small Game
Off Grid Power
Outbuilding/Barn/Shed/Shop
Propane
Skiing/Snowmobiling/Snow Sports
Solar
Water Access
State Hunting Unit: 8

Land Details

Address: 209 Forb Lane, Red Feather
Lakes, Colorado 80545, USA
Closest Town: Laramie, Wyoming
Total Acres: 72.48
Deeded Acres: 72.48
Zoning: Ag, Open
Elevation: 8,600
Topography: rolling and flatish
Vegetation: Prairie grasses, pine, aspen
Estimated Taxes: \$3,206 - 2024
Source of lot size: Assessor/Tax Data
HOA Dues: \$225

Building Details

Homes: 1
Style of Home(s): 2 Story plus walkout basement
Finished Sq. Ft.: 2,057
Unfinished Sq. Ft.: 1,296
Bedrooms: 3
Full Bathrooms: 2 | Half Bathrooms: 1
Basement: Unfinished
Parking Types: Driveway
Total # of Spaces: 10
Outbuildings: 1
Types of Outbuildings: Equipment Building
30'x40', Building to house the electric system
Other Improvements: Solar power,
well w/cistern, septic, propane
Heating Systems: Forced Air & Wood Stove



Property Summary

Nestled at the base of Bull Mountain in the Sand Creek region of north-central Colorado, this property offers unlimited potential. Enjoy year-round recreation, cool summer temperatures, and a thoughtfully designed off-grid home that sacrifices none of life's comforts. Featuring high-end upgrades and finishes rarely found in off-grid living, it's the ideal escape from everyday routines.





Land

At 72+ acres, this property sits on a high plateau near the base of Bull Mountain and has views for miles. It's a combination of open prairie, pines, aspens and meadows. There is a wildfire buffer from the forested area for safety reasons

Improvements

About 30 minutes south of Laramie, Wyoming at 8600' in elevation, you'll find a beautiful 3353 sqft off-grid yet fully utility-equipped home built in 2005. And this is not a rustic mountain cabin, notice custom cabinetry and 1 3/4" doors are commercial grade, solid alder and anything but ordinary. From the LVP flooring to the rounded drywall corners, the prewired speaker system and entertainment area, the nearly new LG washer dryer combo in the laundry/mud room, no expense was spared. This is over 2000sqft of finished space, and yet there is a full, unfinished, nearly 1300sqft additional, walkout basement for an expanded living area, storage, or just whatever else you want to use it for. There is even a high-end AMF pool table that will help add to the relaxation factor while you're away from the hustle and bustle. The basement also houses the mechanical room, water system, additional stubbed in bathroom, and incredibly easy access to winterize the water lines. Fully off-grid yes. A very elaborate solar panel and batteries with a 15kw Generac backup generator with it's own propane fuel tank, and plug in access for another generator and wind turbine capability, all in their own dedicated building make up the overbuilt power system. A deep water well, septic system and 500 gallon propane tank round out the complete utility setup that makes this self-contained property so unique. But that's not all, there is also a 1200sqft metal building with 11' door and power to it. How about a 32' travel trailer and deck that comes with the property. There is also a nearly new skid steer and tractor with multiple attachments that you can purchase for an additional price. A greenhouse has been started and just waiting for new owners to finish.





Recreation

With thousands of acres of National Forest around you, there is no limit to the outdoor activities you can experience. Name it...hunting, fishing, camping, hiking, biking, mountain climbing and so much more...all outside your door. That doesn't even mention the winter sports such as cross country skiing, snowshoeing and snowmobiling. From your wrap-around deck, watch elk, deer and antelope. This area has bear, moose, grouse and just about any animal that makes the mountain forests their home. Nearby Bull Mountain, Eaton Reservoir, Hohnholz Lakes Recreation Area, Laramie River and Roosevelt National Forest help you escape the summer heat in an area that seldom gets to 80°.

Region & Climate

Located at an elevation of approximately 8,600 feet, 209 Forb Lane sits about 17 miles NW of Red Feather Lakes, Colorado—a charming mountain community nestled within the Roosevelt National Forest. This scenic region in northern Larimer County is known for its rugged natural beauty, pristine alpine lakes, dense pine forests, and abundant wildlife. The area is popular for outdoor recreation, offering excellent hiking, fishing, camping, and snowshoeing opportunities year-round.

The climate at this elevation is classified as subalpine, with four distinct seasons. Summers are pleasantly mild, with daytime highs typically ranging from the mid-60s to about 80°F and cooler nights that dip into the 40s. Winters are cold and snowy, with regular snowfall from late October through April, making it a serene winter wonderland. Annual snowfall can exceed 100 inches, while precipitation is moderate and well-distributed throughout the year.

Due to the high elevation, the air is thinner and cooler, with low humidity and abundant sunshine—ideal for those seeking a crisp, clean mountain environment. The region enjoys more than 250 days of sunshine annually, contributing to the area's appeal as a peaceful, nature-focused retreat about 90 minutes from Fort Collins.





History

The broader Red Feather Lakes area, encompassing Bull Mountain, has a rich history. Originally inhabited by various Native American tribes, including the Ute, Arapaho, and Cheyenne, the area saw its first non-indigenous settlers in the late 19th century. These settlers were primarily ranchers and loggers, drawn by the abundant natural resources. The establishment of the Roosevelt National Forest in 1932 further shaped the region, promoting conservation and recreational activities.

Today, Bull Mountain and its surroundings are appreciated for their natural beauty and recreational opportunities, reflecting a history shaped by both human activity and natural events.

Location

Laramie, Wyoming and Laramie Regional Airport just over half an hour away. Cheyenne, Wyoming and Cheyenne Regional Airport are about an hour and 20 minutes away. Denver and Denver International Airport are about 2 1/2 hours away. Depending on which direction you come from, there are a multitude of routes into the area. All roads in the Sand Creek Association are private, so do not venture off of the numbered county roads unless you are a resident or invited guest. This property does have its own locking gate for access.

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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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- RICK STEINER, SELLER/BUYER

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 Boundary

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



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