

# 20055 County Road 17

124.00 Acres | Morgan County, CO | \$2,200,000



HAYDEN  OUTDOORS.



# 20055 County Road 17

TOTAL ACRES:

124.00

PRICE:

\$2,200,000

COUNTY:

Morgan County

CLOSEST TOWN:

Fort Morgan, CO

## Activities & Amenities:

ATV/Off Road  
Boating/Sailing/Rafting  
Canal  
Cattle/Ranch  
Development Potential  
Equestrian/Horse Property  
Fishing  
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl  
Natural Spring  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Recreational Business  
Water Rights  
Water View  
State Hunting Unit: 96

## Land Details:

**Address:** 20055 County Road 17, Fort Morgan, Colorado 80701, USA  
**Total Acres:** 124.00  
**Deeded Acres:** 124.00  
**Zoning:** Ag  
**Elevation:** 4400  
**Estimated Taxes:** \$2,300 - 2025

## Building Details

**Homes:** 1  
**Style of Home(s):** Log ranch with full walkout  
**Finished Sq. Ft.:** 4004  
**Bedrooms:** 4  
**Full Bathrooms:** 3  
**Basement:** None  
**Parking Types:** Attached Garage  
**Outbuildings:** 3  
**Fence Type:** wire  
**Heating Systems:** Electric Heaters

## About This Property

Embrace 124 acres of serene beauty just minutes from Fort Morgan. Featuring a custom log home with lake views, this property offers exceptional hunting and outdoor activities, including small game and waterfowl. Ideal for a private retreat, ranch, or development opportunity in GMU 96.

## Land

This 124-acre parcel is located in the heart of Fort Morgan, offering the best of both worlds—close to town yet with a secluded, peaceful feel. The custom log home is nestled among large cottonwood trees and overlooks a private lake. Rolling sub-irrigated fields attract wildlife and provide excellent grazing for livestock. This property has endless possibilities, whether as a private hunting retreat, a small ranch, or a potential development opportunity.

## Improvements

This spacious log home offers 4 bedrooms, 3 bathrooms, a main floor kitchen, and an additional kitchen on the lower level. The main floor master bedroom boasts large windows with stunning lake views. Bring your creativity to transform this house into your dream home.

The house is being sold “as is.”







## Recreation

This unique offering boasts multiple opportunities for hunting, from small game, upland birds, deer, wild turkey, doves and waterfowl. On a single site visit we witnessed a Mule Deer doe with her fawn grazing in one of the many draws which offer plentiful lush forage due to the sub irrigated grasses and plant life from the seep of the Riverside Canal and other sources. These draws are also heavily treed in many areas providing ample cover for all the game that frequents this property. On the same site visit we heard the whistle of Bobwhite Quail, had a visit from a gang of Wild Turkeys and saw hundreds of doves. McFarland Pond Reservoir is certainly a top feature of this property, this approximately 2-acre pond is a water source for all the game living on or near the property, a private fishing hole as well as a waterfowl hunter's dream. The pond stays full year-round from the multiple sources of seep water and stays open most of the winter for the same reason. Being less than a mile from the South Platte River and in close proximity to thousands of acres of feed fields, this pond will attract teal, all species of ducks and geese all within walking distance from the custom-built log home.

## Water/Mineral Rights & Natural Resources

Water rights are available.

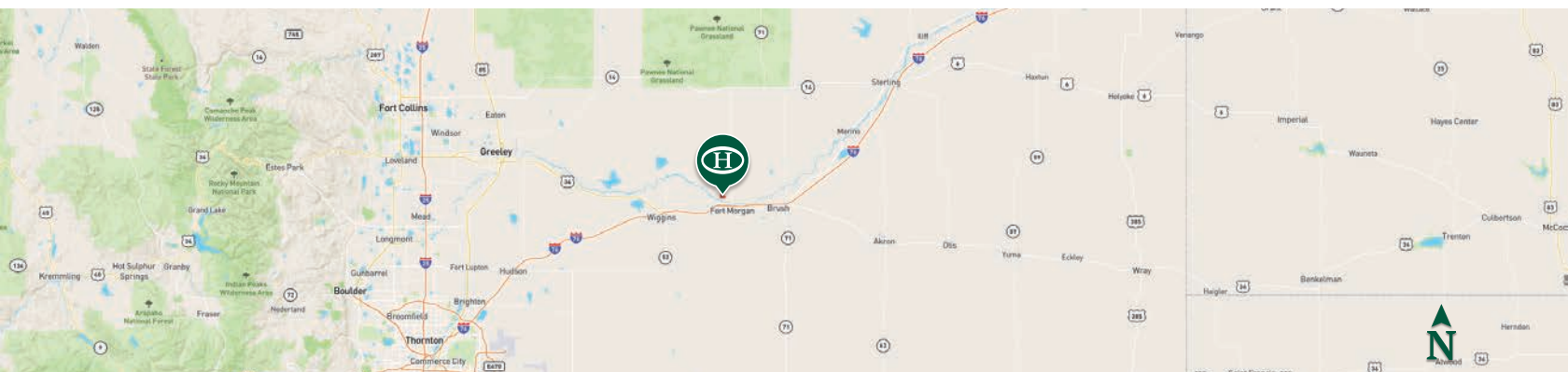
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Boundary



# HAYDEN OUTDOORS

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