

Elk Creek 40

40.00 Acres

Larimer County, CO

\$424,500



HAYDEN  OUTDOORS.

Elk Creek 40

TOTAL ACRES:

40.00

PRICE:

\$424,500

COUNTY:

Larimer County

CLOSEST TOWN:

Bellvue, CO

Activities & Amenities:

ATV/Off Road
Borders Public Lands
Campground
Equestrian/Horse Property
Fishing
Food Plots
Hiking/Climbing
Hunting - Big Game, Predator/
Varmint & Small Game
Natural Spring
Outbuilding/Barn/Shed/Shop
Pond/Lake
Skiing/Snowmobiling/Snow Sports
Stream/River
Timber
Water Access
Water View
Wooded

Land Details:

Address: 2493 Greer Rd., Bellvue,
Colorado 80512, USA
Closest Town: Bellvue
Total Acres: 40.00
Deeded Acres: 40.00
Elevation: 8800' +/-
Estimated Taxes: \$584 - 2024

About This Property

Elk Creek 40 sits in Bellvue, CO, bordering Roosevelt National Forest on three sides. With 40± acres, a creek, and a large pond, it's a true wildlife haven just 1.5 hours from Fort Collins. Whether you're looking for hunting, hiking, camping, or wanting to create the perfect cabin getaway, this unique spot in GMU 20 is the kind of place you'll never want to leave.

Land

This property offers a beautiful mix of varied topography and gently rolling meadows, making it perfect for all kinds of outdoor fun and recreation. It was impacted by the 2020 Cameron Peak Fire, but nature is making a strong comeback—each year brings more native grasses, young saplings, and vibrant signs of regrowth thanks to the added moisture. Efforts like selective logging and mulching have helped the land heal, and with time and continued care, it's well on its way to becoming the incredible legacy it's meant to be. As you pass through several locked gates and make your way onto the property, you're welcomed by the centerpiece main pond, the flowing waters of Elk Creek, and several smaller pothole ponds scattered across the landscape. It's the kind of place that feels peaceful and full of potential.

Recreation

Elk Creek 40 is a true playground for anyone who loves the outdoors. Whether you're into camping, hiking, mountain biking rugged trails, off-roading into the backcountry, hunting, or fishing—this place has it all. Tucked away in Game Management Unit 20, the area has a strong reputation for producing trophy-quality elk, and the deer hunting here is nothing to overlook either. One of the standout features of the property is the main pond, which holds a healthy population of brook trout—a rare and exciting find in this part of the state. The property sits at the very end of the road, offering a quiet and private setting that feels truly off the beaten path while only being 1.5 hours from Fort Collins. It's surrounded on three sides by the vast Roosevelt National Forest, giving you direct access to thousands of acres of public lands.





History

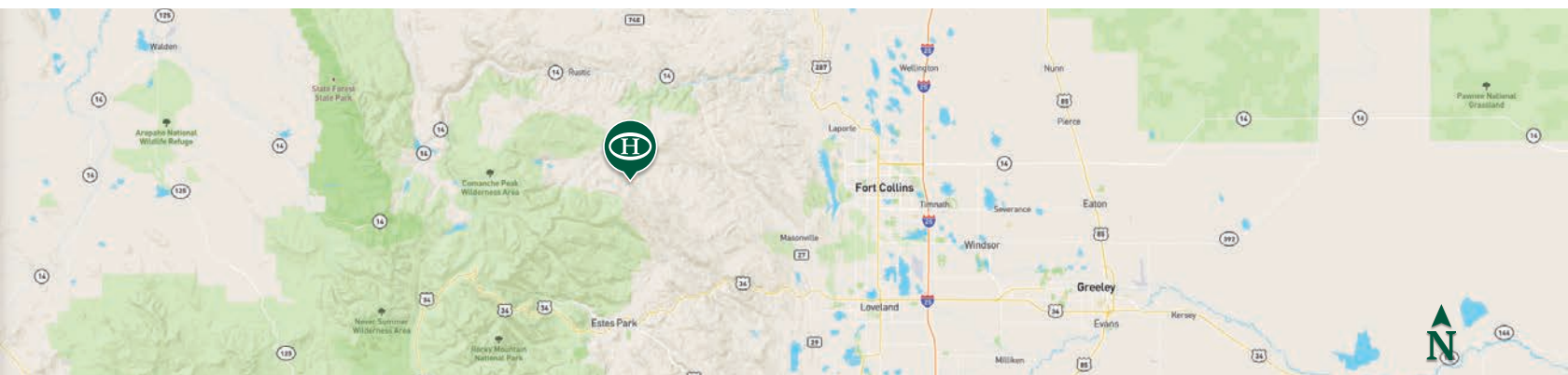
Bellvue, Colorado is a small, historic community nestled in the foothills just northwest of Fort Collins. Established in the late 1800s, Bellvue originally served as a hub for agriculture, ranching, and stone quarrying—industries that helped shape the development of northern Colorado. The nearby Cache la Poudre River played a vital role in the area's growth, supplying water for farming and attracting early settlers. Today, Bellvue retains its rural charm and close-knit feel, with a rich history that still echoes through its scenic valleys and historic buildings.

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 Boundary



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