

Colorado Plains Getaway–Luxury Home, Guest House & Acreage

14.00 Acres

Kit Carson County, CO

\$1,250,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Equestrian/Horse Property
Income Producing
Rental Property

Land Details

Address: 29881 Co. Rd. 44,
Burlington, Colorado 80807, USA
Closest Town: Burlington, Colorado
Total Acres: 14.00
Deeded Acres: 14.00
Mineral & Water Rights: Yes, All
mineral and water rights owned by
the seller will pass with the land.
Estimated Taxes: \$4,802 - 2024
Source of lot size: Appraiser

Building Details

Homes: 2
Homes: Two Story & Ranch
Finished Sq. Ft.: 4,363
Bedrooms: 8
Full Bathrooms: 4 | Half Bathrooms: 1
Basement: Unfinished
Parking Types: Detached Garage,
Attached Garage, Carport, & Driveway
Cooling Systems: Evaporative
Cooler & Forced Air Cooling
Heating Systems: Electric Heaters,
Forced Air, Radiant, & Wood Stove



Property Summary

Experience your own 14± acres of paradise on the plains of Eastern Colorado. Built in 2018, the main house offers comfort and luxury in a peaceful, rural setting. The property also features an additional, fully renovated home that serves as a successful AirBnb and guest house. With numerous outbuildings and fencing, this turnkey property is built for rural comfort.

Land

14± pristine acres along the West side of County Road 44, this property offers the perfect blend of open space and established improvements. The land is fully fenced, with automatic gates welcoming you up the main driveway, while pipe fencing neatly separates the home and yard from the rest of the acreage.

The grounds showcase well-established grass and mature trees, complemented by a newly planted tree row for future windbreak and privacy. A fenced backyard creates a safe and inviting space for children and pets, making this an ideal property for both recreation and comfortable country living.





Improvements

This well-improved and immaculately maintained property features two homes, a newer post-frame building, and several functional outbuildings.

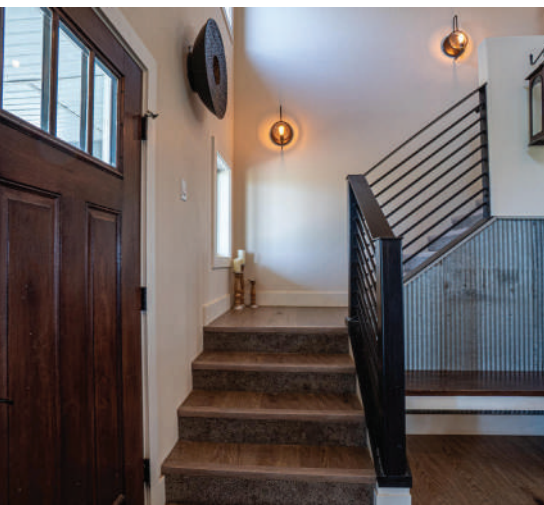
The main residence, completed in 2018, showcases quality finishes throughout. The two-story home offers 6 bedrooms, 3.5 bathrooms, and 3,275 square feet of living space, along with a 1,320 square foot unfinished basement. The property has covered porches on the East and the West side of the house. The West patio is designed for entertaining. Featuring a dedicated grilling space with gas hookups for grills, and a hot tub, along with doors directly into the master suite. An attached two-car garage with an oversized concrete approach provides plenty of parking, while a covered area accommodates two additional vehicles as well as a space for an RV, travel trailer, boat, or other recreational equipment. An automatic backup generator services the main house, powered by natural gas, ensuring year-round comfort.

The second home is the original farmhouse, built in 1925 and fully renovated in 2022. Featuring 2 bedrooms and 1 bathroom. This charming 1,088 square foot residence provides guest their own space and includes a fenced yard.

The 40' x 60' post-frame building is the most recent addition, designed with 10' lean-tos on each side for versatile use. Inside, it is equipped with two 14 foot overhead doors (one at each end), an air-conditioned office and bathroom, as well as a climate-controlled dog kennel area with a floor drain.

Additional barns and sheds provide shelter and corral space for livestock, offering versatility for horses, cattle, or hobby animals. Altogether, the improvements create a turnkey country property ready to accommodate both comfortable living and a variety of rural lifestyles.







Region & Climate

The hot season lasts for 3.3 months, from June 5 to September 15, with an average daily high temperature above 80°F. The hottest month of the year in Burlington is July, with an average high of 89°F and low of 62°F.

The cold season lasts for 3.2 months, from November 21 to February 27, with an average daily high temperature below 51°F. The coldest month of the year in Burlington is January, with an average low of 19°F and high of 42°F.

- Burlington, Colorado averages 18 inches of rain, on average, per year.
- Burlington averages 34 inches of snow per year.
- On average, there are 257 sunny days per year in Burlington.

Location

The property sits Northwest of Burlington, and is 14.5 miles from Burlington via maintained county roads and highway. The nearest major airport is Denver International Airport which is 165 miles away, 2 hours and 30 minutes of drive time. It is 175 miles to Denver, 2 hours 49 minutes of drive time. The town of Burlington features good amenities and dining for a rural town, grocery stores, restaurants, fast food and multiple farm stores, equipment dealers and vehicle dealers.

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Hayden Outdoors

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.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"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

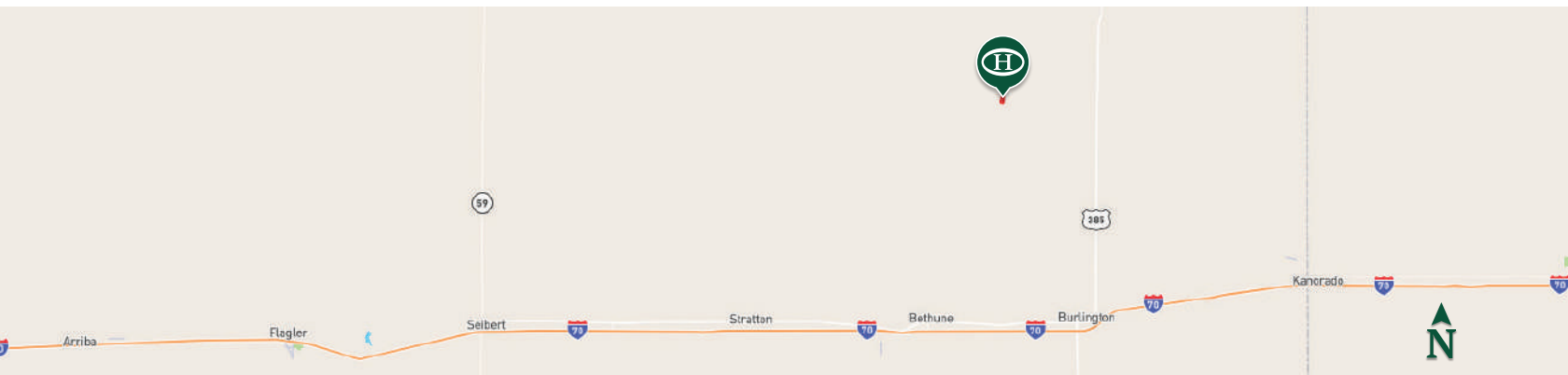
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testimonials





 Boundary

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






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FARM, RANCH & RECREATIONAL REAL ESTATE






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