

Brooklind Estates Farm

114.90 Acres

Larimer County, CO

\$3,495,000



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Activities & Amenities

ATV/Off Road
Conservation Easement
Equestrian/Horse Property
Farm/Crops/Ag
House/Cabin
Hunting - Big Game, Small Game,
Upland Birds, Waterfowl
Income Producing
Irrigation
Outbuilding/Barn/Shed/Shop
Pond/Lake
Water Rights

Land Details

Address: 5621 E County Road 52,
Fort Collins, Colorado 80524, USA
Closest Town: Fort Collins
Total Acres: 114.92
Deeded Acres: 114.92
Irrigated Acres: 101
Include Business? Yes
Estimated Taxes: \$8,200 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Style of Home(s): Ranch
Finished Sq. Ft.: 4,399
Bedrooms: 7
Full Bathrooms: 3
Basement: Full finished
Parking Types: Driveway



Property Summary

Brooklind Estates Farm spans 114.92 +/- acres located Northeast of Fort Collins, CO. The property is a seamless mix of pasture, surface water, irrigated farm ground, and 2 houses that are great as rentals or for multi generational living. An acreage of this size so close to Fort Collins is limited in today's market.





Land

Welcome to this rare 114.92 +/- acre property that offers a perfect blend of productive ag ground, peaceful rural living, and recreational charm. The land features a mix of irrigated farmland, pasture, multiple ponds, and established shelter belts that add to the properties recreational appeal and natural beauty. Approximately 41 +/- acres are irrigated by a 7-tower Valley pivot, and the sale includes 2 shares of North Poudre Irrigation Company water—with additional shares available for purchase. 60 +/- acres of pasture on the east side of the farm have the capability to be flood irrigated.

There are two homes on the property, both currently leased out, offering great rental income potential or flexibility for multi-generational living. The main house is a spacious 3,239 +/- sq ft with 4 bedrooms and 2 bathrooms. It has been thoughtfully updated and includes an oversized kitchen and living room, plus a fenced backyard. The guest house is 1,160 +/- sq ft with 3 bedrooms and 1 bathroom—comfortable and practical for extended family or tenants.

If you've been dreaming of building a custom home, a new home can be constructed on a 2.32-acre homesite. Per a Larimer County Rural Land Use covenant, the property is allowed a total of 2 houses. This covenant is in place until 2038.

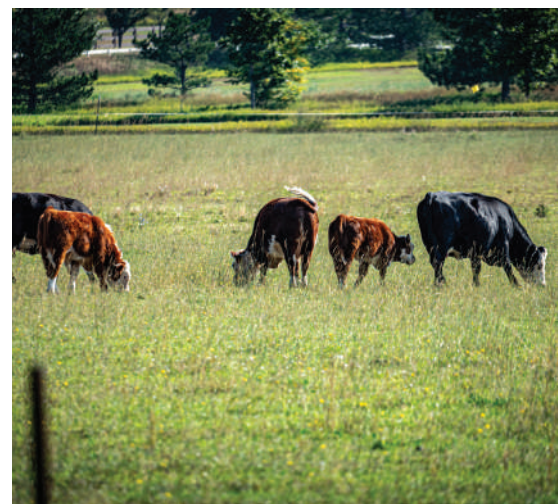
The property also features multiple agricultural outbuildings, including a historic barn and a large workshop built in 2019. The shop is divided into two sections, with one side offering heat and electricity—great for projects or equipment storage. Livestock enthusiasts will appreciate the pens and ample pasture, perfect for cattle, horses, or other animals.

Whether you're looking to live and work on a manageable farm or invest in a property with income potential and future building opportunities, this one checks all the boxes—all within a short drive to nearby towns.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.







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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.

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

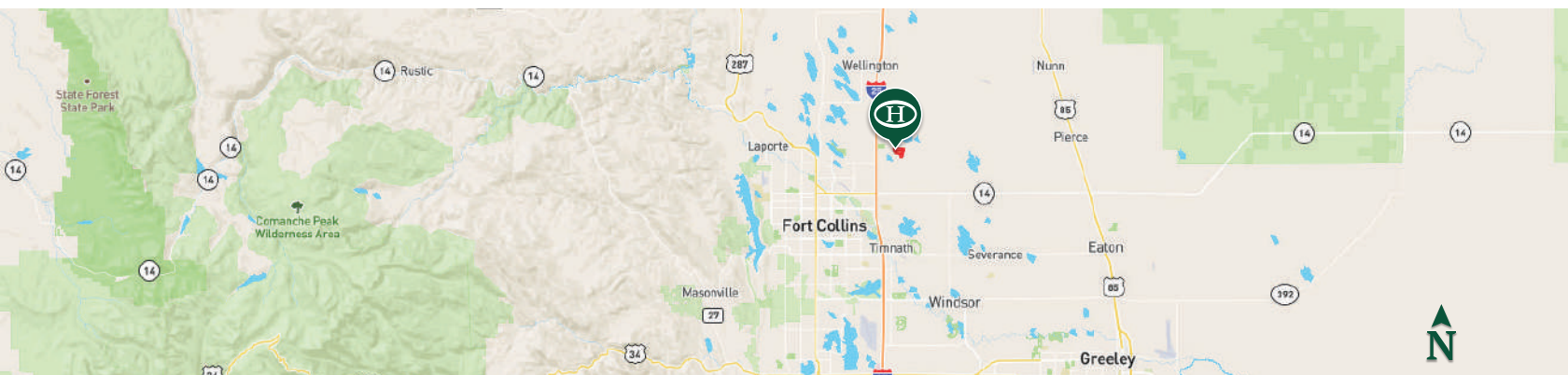




 Boundary

BOUNDARY LINES

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



John Herrity

📍 Sales Manager / Broker / Partner
Licensed in AK, CO, IA, NE, SD, & MN

✉ John@HaydenOutdoors.com

📞 970.685.0645


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