

15681 County Road 74

4.00 Acres | Weld County, CO | \$1,250,000



HAYDEN  OUTDOORS.

15681 County Road 74

TOTAL ACRES:

4.00

PRICE:

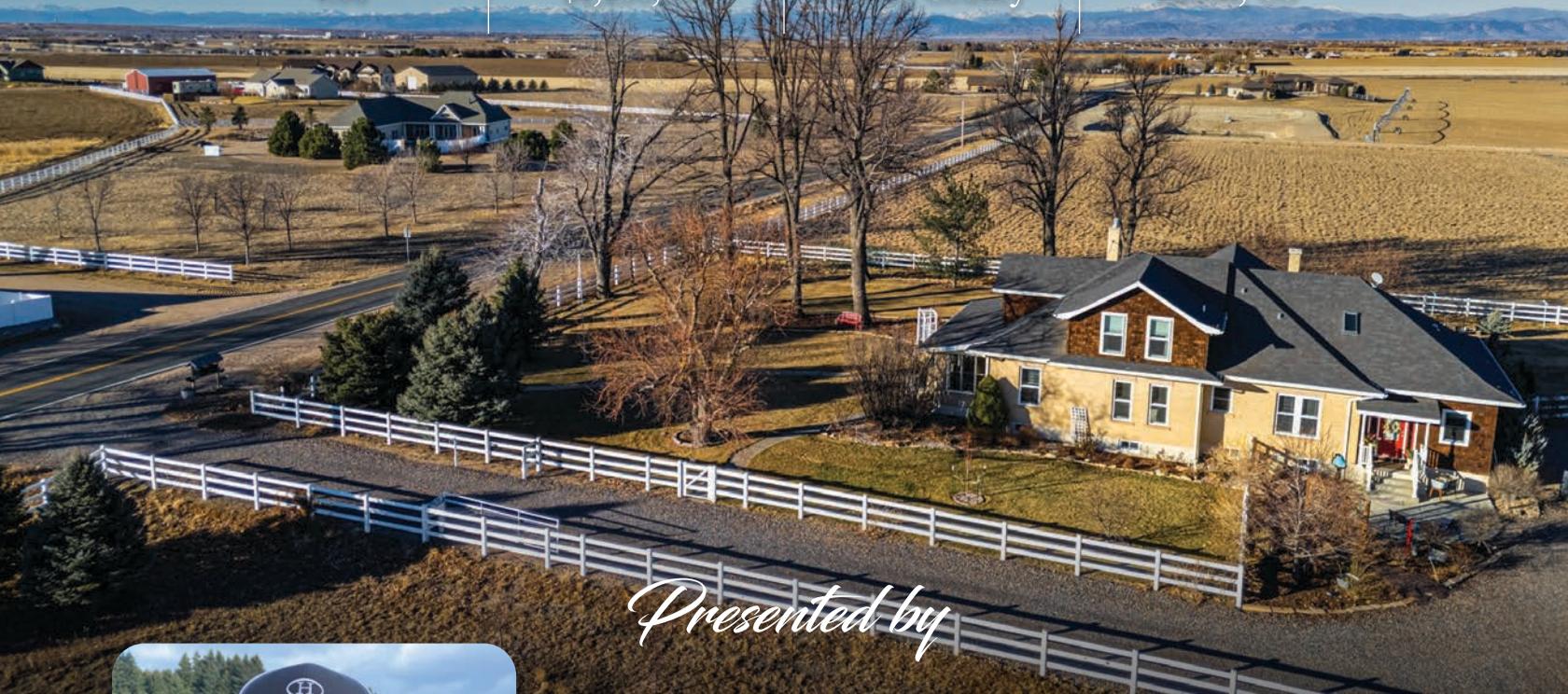
\$1,250,000

COUNTY:

Weld County

CLOSEST TOWN:

Eaton, CO



Presented by



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About This Property

Located on Colorado's Front Range just west of the highly regarded town of Eaton, 15681 County Road 74 blends modern convenience with authentic historical charm. Once owned by the Eaton family, this rare property truly checks the boxes for what most families desire in this rapidly growing area.

Land

The home sits on approximately 4 acres just off County Road 74, offering quick and convenient access to Eaton and surrounding communities while enjoying fantastic mountain views. The property is primarily enclosed with a white three-rail vinyl fence and includes a separate fenced yard ideal for kids and pets. An additional 2 +/- acre fenced pasture is well-suited for livestock. Highlights include a productive seasonal garden, a large chicken coop with a turnout pen shaded and protected by mature trees, and established trees throughout the property—an uncommon and highly desirable feature on acreage properties, all set against a beautiful mountain backdrop.

Activities & Amenities

Equestrian/Horse Property
House/Cabin
Hunting - Waterfowl
Outbuilding/Barn/Shed/Shop

Land Details

Address: 15681 County Road 74, Eaton, Colorado
80615, USA

Closest Town: Eaton

Total Acres: 4.00

Deeded Acres: 4.00

Elevation: 4900

Estimated Taxes: \$4,005 - 2026

Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Style of Home(s): 2 story

Finished Sq. Ft.: 3664

Unfinished Sq. Ft.: 2053

Stories: 2

Bedrooms: 4

Full Bathrooms: 3

Half Bathrooms: 1

Basement: Partial finished

Electricity Provider: Xcel

Water Provider: North Weld County Water
District

Parking Types: Detached Garage

Fence Type: 3 Rail Vinyl

Cooling Systems: Forced Air Cooling

Heating Systems: Boiler-HWBB & Fireplace

Appliances: Dishwasher, Refrigerator, Hot Water,
Heater, Microwave & Oven

Flooring: Carpet, Hardwood, Tile & Vinyl

Siding: Brick & Wood

Roofing: Asphalt

View: Mountain, Private, Scenic & Street



Improvements

The Residence:

Built in 1914, the residence showcases beautiful antique finishes paired with thoughtful modern upgrades, creating the truly one-of-a-kind property it is today. Offering 4 bedrooms, 4 bathrooms, and expansion potential in the partially finished basement, the home spans approximately 5,717 square feet. Upon entry, you're welcomed by a powder room and an oversized laundry room that also functions as a well-organized pantry. The front door opens to an enclosed patio with a charming porch swing, providing a cozy spot to enjoy the surroundings. The kitchen features an attached dining area, breakfast bar, a large island with butcher block countertops, and is highlighted by an oversized Wolf range with a custom hood. Just off the kitchen is a more formal dining room with a one-of-a-kind hand-carved buffet. The back door opens to a fantastic mudroom, combining functionality with style. The main floor includes two bedrooms—one currently used as an office—and a full bathroom off the living room. Upstairs offers an additional bedroom, bathroom, and a loft ideal for relaxing or entertaining. The primary suite sits at the top of the stairs and features expansive views, a large attached bathroom with a grand shower, and a custom hand-carved vanity. Unique details throughout the home tell their own story—this is truly a property you have to see to believe.

The Garage:

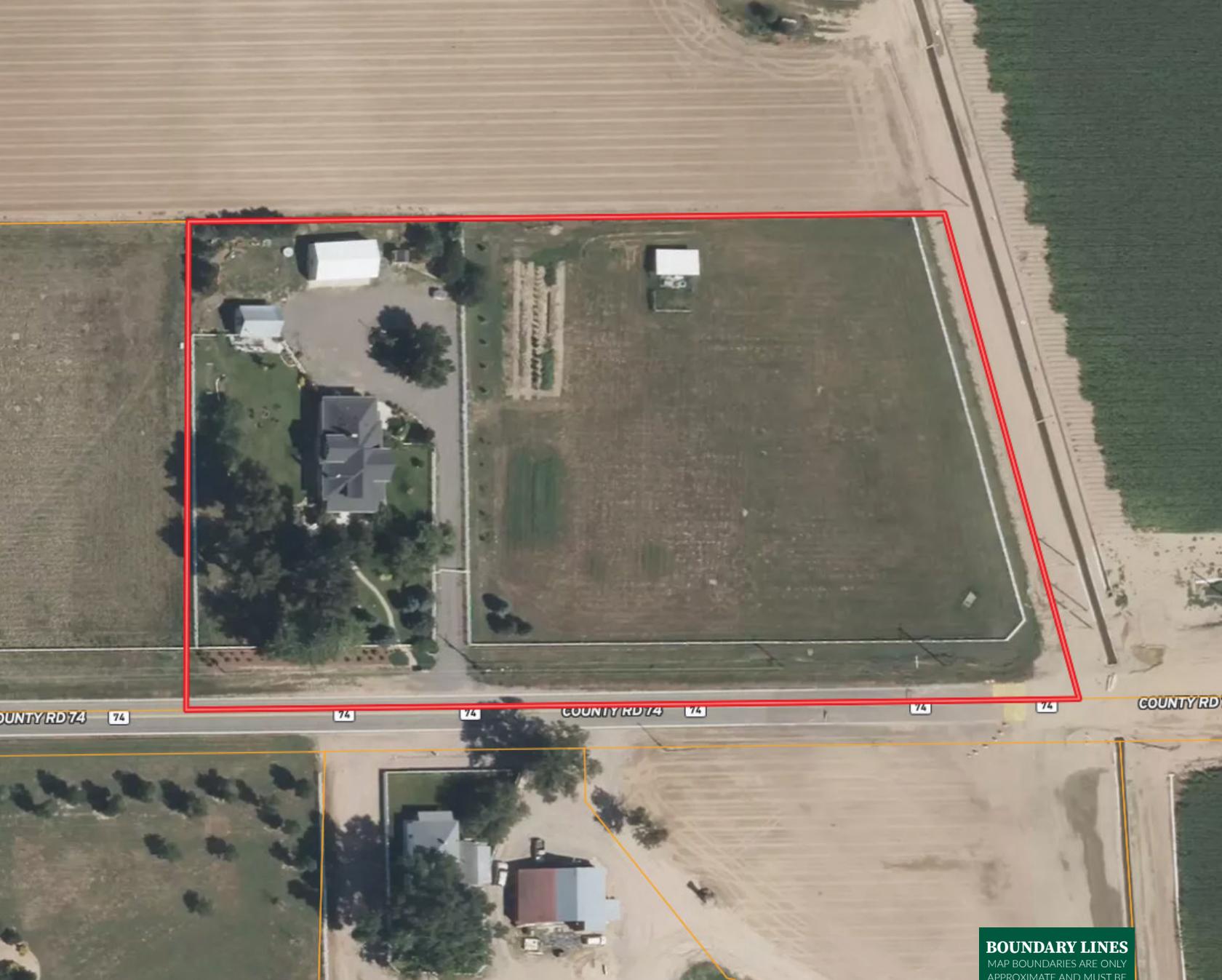
The detached 4 car garage measures 40' x 24' for a total of 960 square feet. Equipped with double overhead doors, electric, and a heater, the space is well suited for working on vehicles, storing equipment, and housing all the tools needed to maintain the property year-round.

The Shop:

The shop features an electric overhead door, concrete floors, and a wood-burning stove for heat. This versatile building provides excellent additional storage and would function well as a dedicated wood shop or hobby space.

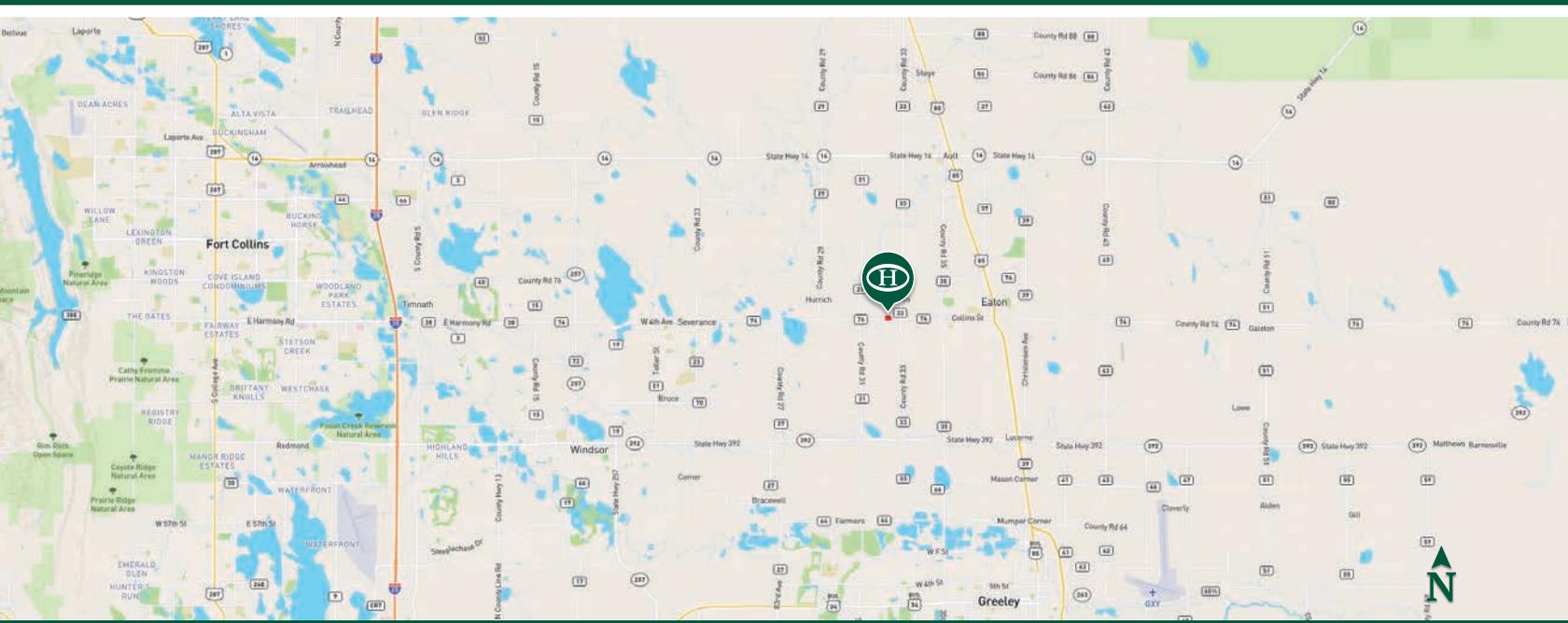






BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary





Water/Mineral Rights & Natural Resources

The property is serviced by North Weld County Water District and will be sold with two water allocations. This provides double the water of a typical allocation and offers added value by helping owners avoid additional usage fees should one allocation be exceeded. There is no water well currently drilled but the property will transfer with an active well permit. (340871-)

Region & Climate

Eaton is located along Colorado's Front Range and enjoys a mild, semi-arid climate that is well suited for both agriculture and comfortable year-round living. The region is known for abundant sunshine, low humidity, and all four seasons, with warm summers, crisp fall days, and generally mild winters. Spring brings green fields and blooming landscapes, while winter snowfall is typically light and manageable, often melting quickly. This favorable climate, combined with the area's rich soils and open skies, has made Eaton a desirable place to live and farm for generations.

History

According to original land leases, the property was first purchased from a land speculator who, after arriving in Colorado, decided the West was not for him and sold the land to the Eaton family. The Eaton family lived and farmed the area until the 1970s, with the home serving as part of their larger farm that extended toward Windsor. In the 1970s, the home was sold to neighboring farmers who raised crops and sheep and whose family continues to farm the adjoining land today. The current owners acquired the property in 2013 and have thoughtfully modernized the home while preserving its historical integrity and natural beauty. The listing agents will share a detailed write up completed by the owners on the different historical pieces of the home upon request.





Location

The property is located just a few miles west of the Town of Eaton, a community known for strong schools and its commitment to maintaining small-town character amid regional growth. Eaton offers multiple schools, parks, and an excellent recreation center. From the property, Windsor and Severance are just 15–20 minutes away, Fort Collins is approximately 30 minutes, Denver International Airport is a little over an hour south, and the Wyoming border is about 45 minutes north. Surrounded primarily by large family farms and a handful of acreage properties, the setting offers true country peace while remaining close to modern amenities and attractions.





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





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REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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