

Berthoud Estate Lot

44.23 Acres | Weld County, CO | \$1,050,000



HAYDEN  OUTDOORS.

Berthoud Estate Lot

TOTAL ACRES:

44.23

PRICE:

\$1,050,000

COUNTY:

Weld County

CLOSEST TOWN:

Berthoud, CO

Activities & Amenities:

Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
House/Cabin
Hunting - Small Game & Waterfowl
Pond/Lake
Water Access
Water View
Waterfront

Land Details:

Address: TBD County Road 40 (R4950708), Berthoud, Colorado 80513, USA
Closest Town: Berthoud
Total Acres: 44.23
Deeded Acres: 44.23
Zoning: Ag
Elevation: 5000
Topography: Gently sloping
Pasture Acres: 32
Estimated Taxes: \$21 - 2024
Source of lot size: Assessor/Tax Data

About This Property

This 44.23± acre parcel on the Weld County side of Berthoud offers nearly 32 acres of pasture, expansive Front Range views, and peaceful water views. The gentle slope provides an excellent setting for a custom home, potentially with a walk-out basement to take full advantage of the landscape. A rare opportunity for a hobby farm or horse property in a highly desirable area.

Land

Spanning 44.23± acres, this property features approximately 32 acres of usable pasture ground with a gradual slope that naturally captures both mountain and water views. There is currently no home on the property, allowing a buyer the flexibility to design and build according to their vision. Access is provided via an easement through the neighboring property. Parcels of this size and quality are becoming increasingly difficult to find in the area. There are no water rights, taps, or wells included with the property.

Region & Climate

Berthoud is located along Colorado's northern Front Range, where open farmland meets sweeping mountain scenery. The area is known for its four distinct seasons, moderate winters, warm summers, and more than 300 days of sunshine each year. The climate supports outdoor living, livestock, and equestrian use while still offering comfortable year-round enjoyment.

Location

Berthoud is ideally situated between Loveland and Longmont, with convenient access to Fort Collins and Denver. Denver International Airport is roughly an hour away, making travel simple while still allowing you to enjoy the privacy and space of country living.



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 Boundary



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