

Elk Meadows 40

40.00 Acres | Larimer County, CO | \$440,000



HAYDEN  OUTDOORS.

Elk Meadows 40

TOTAL ACRES:

40.00

PRICE:

\$440,000

COUNTY:

Larimer County

CLOSEST TOWN:

Livermore, CO

Activities & Amenities:

Borders Public Lands
Cattle/Ranch
Cycling/Mountain Biking
Fishing
Hiking/Climbing
Hunting - Big Game, Predator/
Varmint & Small Game
Outbuilding/Barn/Shed/Shop
Pond/Lake
Timber
Water Access

Land Details:

Address: 11741 County Road 67 J,
Livermore, Colorado 80536, USA
Subdivision: Elk Meadows
Closest Town: Red Feather Lakes
Total Acres: 40.00
Deeded Acres: 40.00
Elevation: 7800
Estimated Taxes: \$80 - 2025
Source of lot size: Assessor/Tax Data
HOA Dues: \$150

About This Property

Elk Meadows 40 offers 40 +/- acres of mountain land near Red Feather Lakes with open meadows, mature aspens and pines, a spring-fed pond, and direct National Forest border. Located in GMU 191 and 8, the property includes usable improvements, low taxes, and year-round access nearby, well suited for camping, recreation, or future cabin living.

Land

This 40 +/- acre parcel sits in the heart of Elk Meadows and showcases a classic Colorado mountain landscape. Rolling meadows blend naturally into stands of ponderosa pine and quaking aspen, with multiple natural springs feeding a small pond. The property borders National Forest, offering extended access and privacy. Wildlife is abundant, with regular sightings of elk, moose, and mule deer. A grazing lease runs June through October, helping keep property taxes low while maintaining the land's agricultural use.

Improvements

The property is well set up for immediate use. Improvements include an insulated 240± sq ft D-Log outbuilding with a loft, balcony, and storage, along with a heated bath house featuring a privy vault and on-demand hot shower system. Infrastructure includes an existing well, pressure and storage tanks, an integrated gas generator with remote start, and a landline phone. Outdoor features include a dedicated bonfire area, outdoor kitchen with integrated grill, and a large livestock corral with feeder and water setup, ideal for horses or seasonal grazing.





Recreation

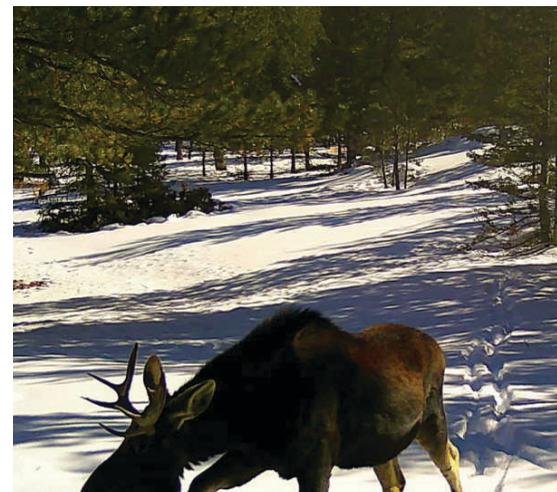
Located in GMU 191 and 8, the property offers elk and mule deer hunting on the property and in the surrounding area. Nearby National Forest access expands opportunities for hiking, horseback riding, ATV use, and off-roading. Red Feather Lakes provides fishing, kayaking, and paddle boarding, while surrounding roads and trails are popular for mountain biking and wildlife viewing. This is a true basecamp property with four-season recreational appeal.

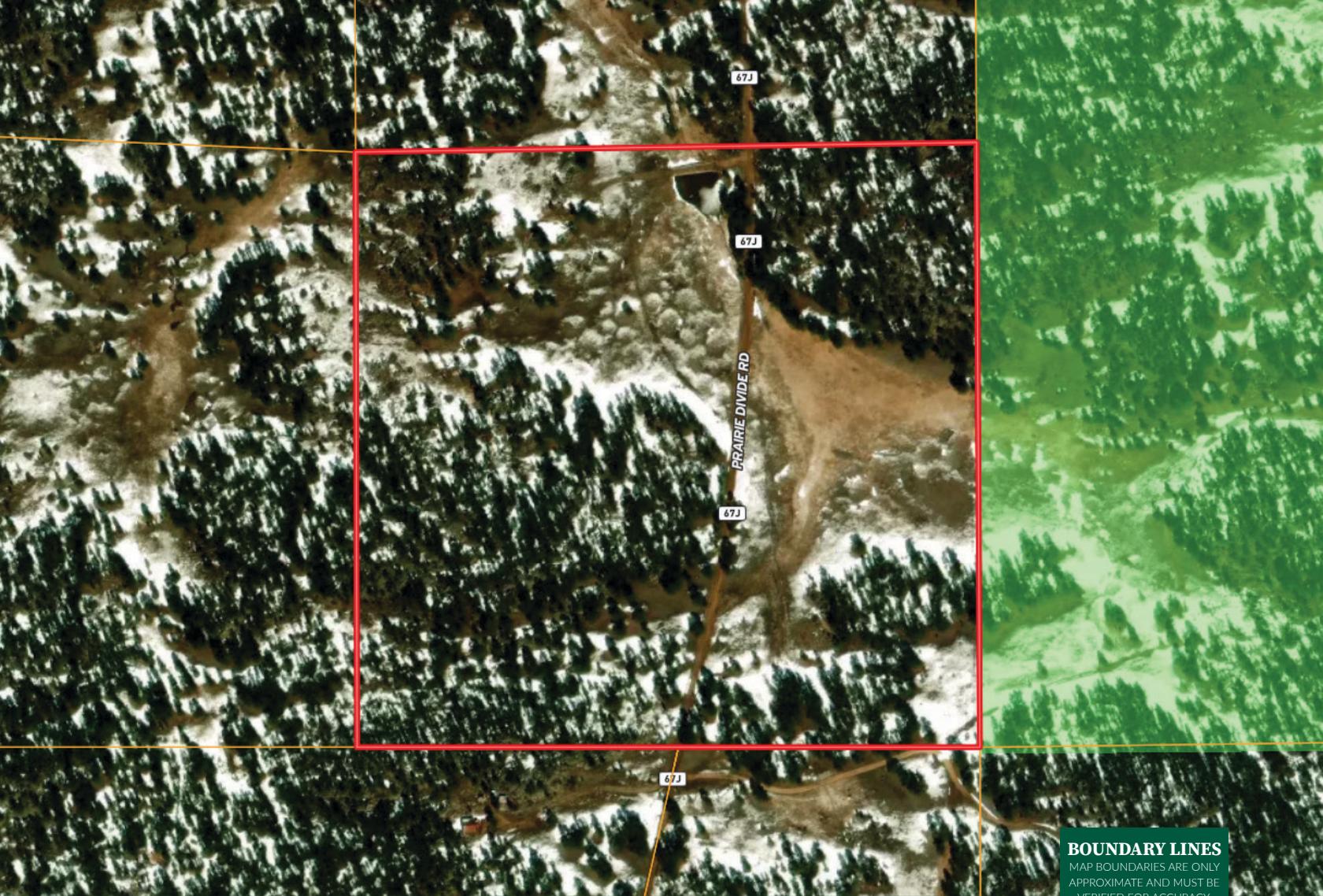
Location

Elk Meadows is approximately 15 miles from Red Feather Lakes, Colorado. County Road 67J is maintained year-round from CR 74E to the Creedmoor Lakes turnoff, with seasonal maintenance beyond. The Elk Meadows HOA fee is \$150 per year and covers non-winter road maintenance. The area is known for its quiet mountain setting, strong outdoor culture, and easy access to both Roosevelt National Forest and Northern Colorado amenities.



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

 Boundary



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



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