

Rice CR 48 Fort Collins Development

14.59 Acres | Larimer County, CO | \$1,950,000



HAYDEN  OUTDOORS.

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TOTAL ACRES:

14.59

PRICE:

\$1,950,000

COUNTY:

Larimer County

CLOSEST TOWN:

Fort Collins, CO

Activities & Amenities:

Development Potential
Farm/Crops/Ag
House/Cabin
Income Producing
Irrigation
Outbuilding/Barn/Shed/Shop
Rental Property
Water Shares (different from water rights)
State Hunting Unit: 87

Land Details:

Address: 5324 County Road 48, Fort Collins, Colorado 80524, USA
Subdivision: Next to Trappers Point
Closest Town: Fort Collins
Total Acres: 14.59
Zoning: Rural Residential
Elevation: 5030
Include Business?: Yes
Estimated Taxes: \$3,400 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Homes:
Manufactured
Style of Home(s): Ranch
Finished Sq. Ft.: 2106
Stories: 1
Bedrooms: 4
Basement: None
Parking Types: Driveway
Outbuildings: 1
Types of Outbuildings: Steel Siding
Cooling Systems: Forced Air Cooling
Foundations: Post and Pier
Appliances: Dishwasher & Refrigerator
Flooring: Carpet & Laminate
Siding: Hardi
Roofing: Asphalt
View: Mountain & Street

About This Property

Prime Fort Collins development opportunity at 5324 E County Road 48. One of two separately listed parcels that may be purchased together or individually. Rare small acreage outside gated communities with strong build and investment potential. Former working farm parcel suited for hobby farm use, rental income, or live-on-site while building a custom home with detached ADU or additional living area.

Land

Two parcels totaling 14.59 acres at roughly 5030 ft elevation. The land resides next to Trappers Point subdivision but is not part of the subdivision. There is one parcel roughly 9.5 acres and a 5 acre parcel connected. The 9.5 acre parcel does not have any improvements.

Improvements

The improvements exist on the 5 acre parcel which consists of a 2100 square foot modular that is currently being used as two separate units. One side consists of 1 bed, 1 bath rental unit. The other side is lived in by the seller and consists of 2 bedroom and one bath. This property also contains a 30x40 heated finished shop with a commercial style kitchen.

Agriculture

The property is currently functioning as a working farm where chickens, eggs, and produced for consumption. The seller irrigates the farm through Water Supply and Storage but no water shares will be available with the sale. Rented water, if available, can be delivered on each piece of ground.





Water/Mineral Rights & Natural Resources

No water/mineral rights are available.

General Operations

The location is currently operating as Jodar Farms but the business is not being sold. Only the land is being sold as the business is looking for a bigger location to operate.

History

A detailed description of the water supply can be provided upon request.

Location

The property is located just east of I25 and Fort Collins on East Vine which is also known as East County Road 48.



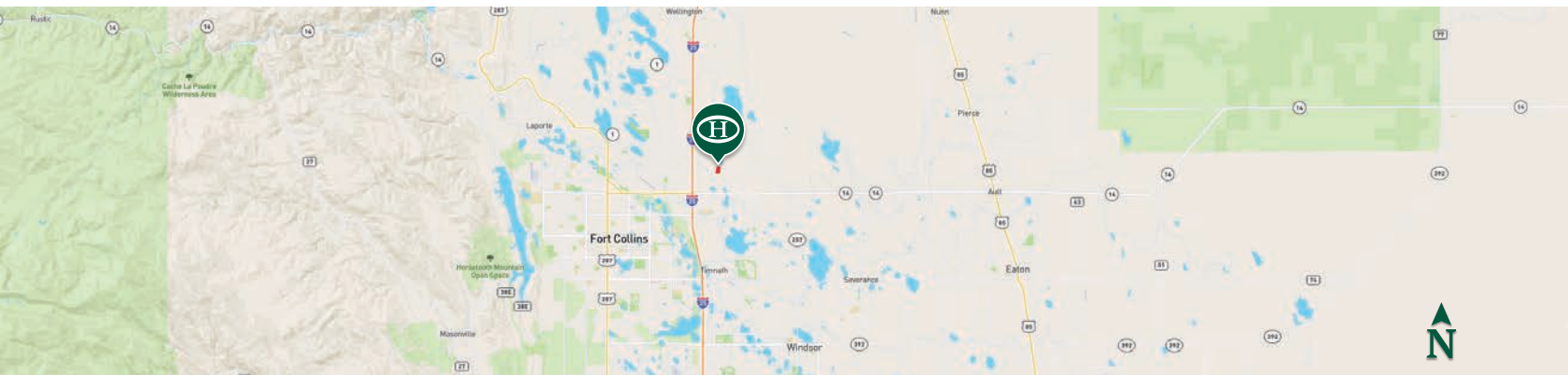
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 Boundary

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





HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE






Stacy Kleve

 Associate Broker,
 Licensed in CO
 SKleve@HaydenOutdoors.com
 970.396.0955



Seth Hayden

 Broker Partner,
 Licensed in CO, KS, NE, UT & WY
 Seth@HaydenOutdoors.com
 970.692.6321