

# Indian Creek 234

234.00 Acres | Larimer County, CO



HAYDEN  OUTDOORS.

## Activities & Amenities

ATV/Off Road  
Boating/Sailing/Rafting  
Borders Public Lands  
Cattle/Ranch  
Equestrian/Horse Property  
Farm/Crops/Ag  
Fishing  
House/Cabin  
Hunting - Big Game, Predator/Varmint,  
Small Game, Upland Birds, Waterfowl  
Income Producing  
Irrigation  
Lodge/Resort  
Orchard/Vineyard  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Recreational Business  
Water View  
Waterfront  
Water Rights  
Water Shares (different from water rights)  
State Hunting Unit: 87

## Land Details

Address: 5107 County Road 62,  
Wellington, Colorado 80549, USA  
Closest Town: Wellington  
Total Acres: 234.00  
Deeded Acres: 234.00  
Zoning: O-Open  
Elevation: 5200  
Topography: Rolling, Foothill Views  
Water Rights: Yes  
10.7 Acre Foot Edson Reservoir  
1/3 interest in Irrigation Association for  
1 Share of North Poudre Irrigation.  
Estimated Taxes: \$14,600 - 2026  
Source of lot size: Assessor/Tax Data  
HOA Dues: \$1,400

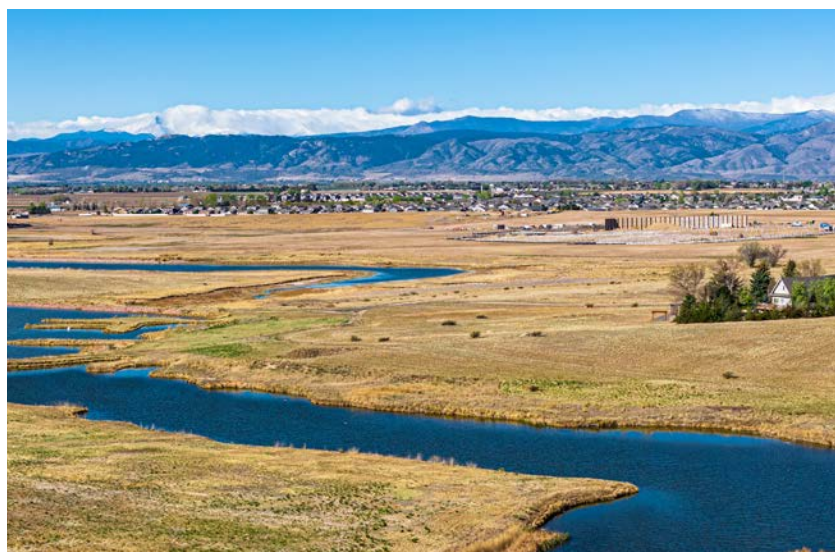
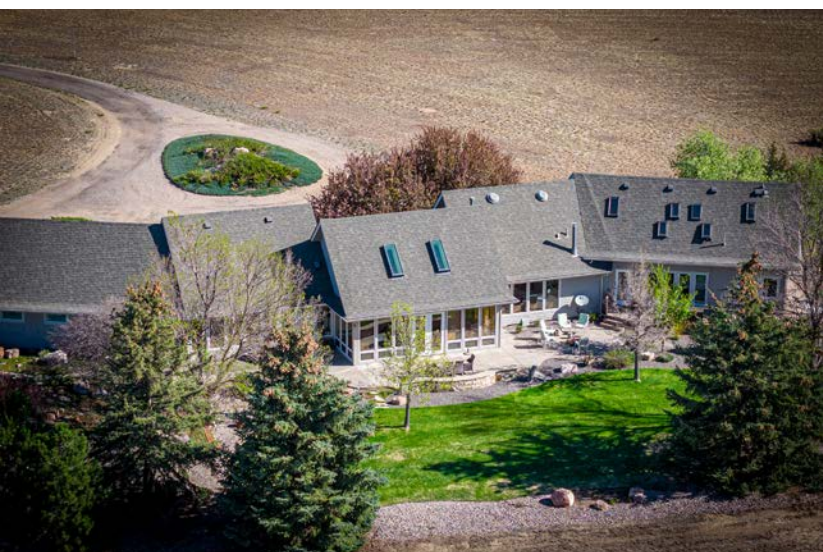
## Building Details

Price: \$3,995,000  
Homes: 2  
Style of Home(s): Ranch  
Finished Sq. Ft.: 6129  
Stories: 2  
Bedrooms: 5  
Basement: Partial finished  
Electricity Provider: Poudre Valley REA  
Water Provider: Northern Colorado Water  
Parking Types: Attached Garage



### **About This Property**

Welcome to Northern Colorado. This property is the perfect combination of rural living within close proximity to city life. Enjoy 234 acres of fertile land ideal for crops or livestock. The two spacious homes feature modern amenities, while the additional building envelope offers room for expansion. This property provides endless possibilities for recreation, farming, and comfortable living.





## Land

This land offers incredible flexibility for a variety of uses, making it a truly multi-faceted opportunity.

Historically, the property has been utilized both as a hunting resort and for hay farming. A standout feature is the 23-acre lake, which provides an ideal habitat for local wildlife and adds significant recreational value. Whether you are interested in continuing its agricultural use or developing it further for sporting and conservation, this property is well-suited to accommodate those goals.

An additional building envelope is available.

Land cannot be further subdivided

## Improvements

**Main House:** This sprawling residence offers over 4,600 square feet of finished living space and features stunning views overlooking the lake. The home is thoughtfully designed with a master suite located on the east wing of the main floor, allowing for ample morning sunlight. This suite includes a full five-piece bathroom and a large walk-in closet. The upper level features a bedroom with its own private bathroom, sitting room, and walk-in closet. Additionally, the lower level provides a versatile space complete with a private bathroom, kitchenette, and walkout porch, making it an ideal choice for guest quarters, a main office, or an additional bedroom. The interior boasts large, open living areas that flow seamlessly into the kitchen, creating a perfect environment for hosting large gatherings





while enjoying the surrounding views. Conveniently attached to the kitchen is a spacious walk-through pantry and an office/study, leading to an oversized two-car garage.

Second House: This home has been completely updated and remodeled, making it a perfect fit for additional family members, a caretaker, or a ranch hand. The layout features three bedrooms and two bathrooms, along with a large, open living, dining, and kitchen area.

Outbuilding: Multiple structures are on the property for ag use and storage.

### Recreation

This property offers ample recreation; the lake is a wonderful habitat for game birds and could be stocked with fish. Play on the paddleboards or just enjoy the view of the mountains. This property is also home to white-tailed deer, mule deer, pronghorn and small game. In the middle of the property, you will find a skeet shooting range equipped for individual or group use. International and American scale.





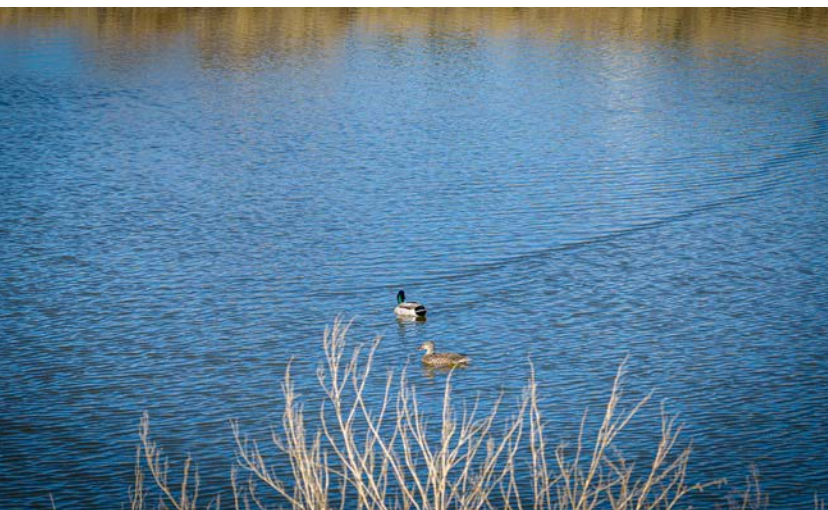
## General Operations

Current nursery trees not included in purchase price, could be sold in addition.

## Location

Located 5 minutes to the I-25 corridor this property is conveniently located 1hr from Denver international airport, 20 min to Downtown Fort Collins and 35 min to Cheyenne WY.

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# 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 regards 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*

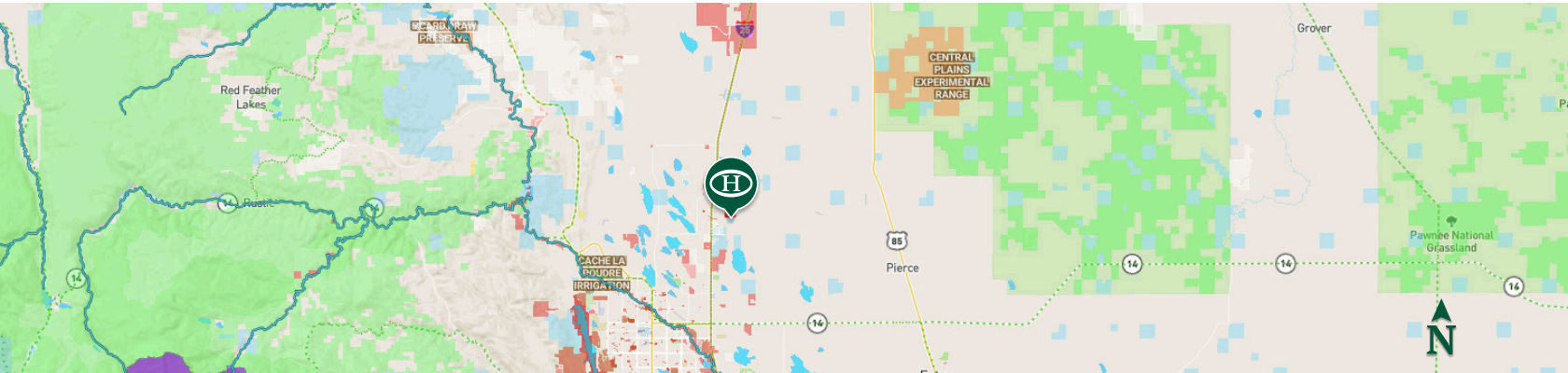
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testimonials





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

Boundary



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