

Water and Mountain Views 44

44.00 Acres | Weld County, CO | \$1,495,000



HAYDEN  OUTDOORS.

Water and Mountain Views 44

TOTAL ACRES:

44.00

PRICE:

\$1,495,000

COUNTY:

Weld County

CLOSEST TOWN:

Fort Lupton, CO

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Hunting - Predator/Varmint, Small Game,
Turkey, Upland Birds & Waterfowl
Income Producing
Irrigation
Outbuilding/Barn/Shed/Shop
Pond/Lake
Water View/Waterfront
Water Rights

Land Details:

Address: 9501 County Road 9, Fort Lupton, Colorado 80621, USA
Closest Town: Fort Lupton
Total Acres: 44.00
Deeded Acres: 44.00
Zoning: Ag
Elevation: 5000
Pasture Acres: 40
Water Rights: Yes, 5.5 shares of Big Dry Creek Ditch

About This Property

Located just southwest of Fort Lupton, this 44 +/- acre property is a rare find with a combination of features that don't come around often. It offers surface water, wide-open views of the Front Range, building potential, and valuable water rights. With added income potential, it's a versatile piece of ground that's ready for a range of uses.

Land

The property is mostly flat with a few marshy pockets that add character and support wildlife. It sits at the corner of County Road 8 and County Road 19, with access off County Road 8. The land is perimeter fenced and cross fenced into multiple pastures, making it a good fit for a hobby farm, horses, light livestock, or a 4H setup. An oil site in the southeast corner encompasses an oil pad site that is income producing, helping offset property taxes. The highlight of the property is the 4 +/- acre pond, which not only adds to the setting for a future home but also offers great hunting opportunities. Wide-open views of the Rocky Mountains stretch across the horizon, giving a future homeowner the ability to have mountain and water views.

The property line and acreage are approximate and the property will be sold subject to a survey.

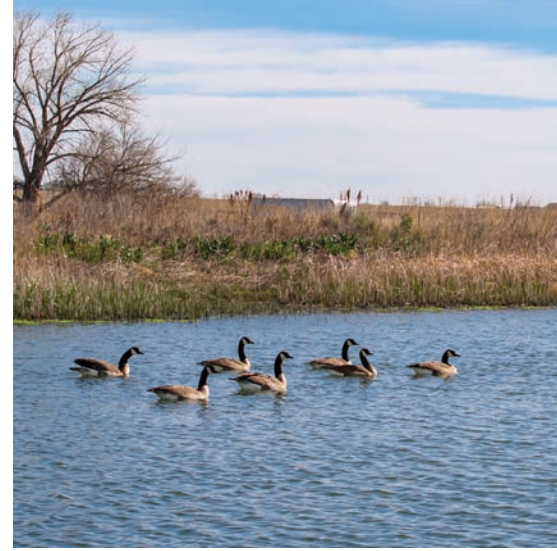
Recreation

This property offers a lot of opportunity for recreation in a quiet, open setting. The 4 +/- acre pond is a key feature and makes the property especially appealing for waterfowl hunting. The pond is 4-5' deep and historically stays full throughout the entire year. Two blinds are already set in strategic locations around the pond, providing a starting point for the season. The area holds resident birds through much of the year, with numbers increasing during migration, giving it consistent use over time. Beyond hunting, the 44 +/- acres provide plenty of room to expand on your ideas. Whether it's improving habitat, adding additional recreational features, or simply enjoying the space, the property gives you the flexibility to shape it to your liking.

Water/Mineral Rights & Natural Resources

Included with the property are 5.5 shares of Big Dry Creek Ditch Water.





Region & Climate

Fort Lupton, Colorado sits along the northern Front Range in a transition zone between the Great Plains and the foothills of the Rocky Mountains. It's part of the South Platte River Valley, with mostly flat to gently rolling terrain, agricultural ground, and open space. The area benefits from its proximity to larger cities like Denver and Greeley while still maintaining a rural setting. Fort Lupton has a semi-arid climate with four distinct seasons. Summers are warm to hot, often reaching the upper 80s to mid-90s, with low humidity. Winters are generally cold, with temperatures ranging from the teens to 40s. The region also sees plenty of sunshine year-round.

Location

Fort Lupton is located in north-central Colorado, about 30 miles northeast of Denver along Highway 85. The property is just over 4 miles southwest of Fort Lupton. It sits in a primarily agricultural area along the South Platte River while still offering convenient access to key destinations across the Front Range. Denver International Airport is roughly 25–35 minutes to the south, making travel in and out of the area easy. Nearby towns include Brighton just 15 minutes away, Greeley about 30 minutes to the north, and Longmont and Boulder within about 30 to 45 minutes. This location provides a good mix of rural living with straightforward access to larger cities, services, and employment centers.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.

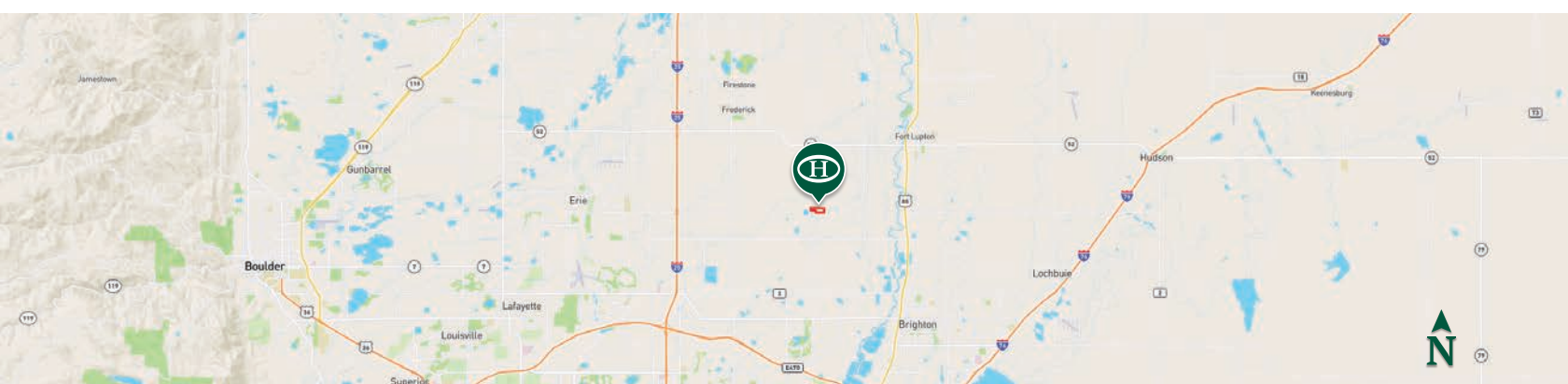




APPROXIMATE BOUNDARY (SUBJECT TO SURVEY)

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

- Boundary
- Blind (2)
- Fence (3)
- Gate
- Oil Well
- Pond/Tank
- Road/Trail



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