

High Mountain Meadow 95

95.04 Acres | Larimer County, CO | \$625,000



HAYDEN  OUTDOORS.

High Mountain Meadow 95

TOTAL ACRES:

95.04

PRICE:

\$625,000

COUNTY:

Larimer County

CLOSEST TOWN:

Masonville, CO

Activities & Amenities:

ATV/Off Road
Borders Public Lands
Campground
Cycling/Mountain Biking
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Natural Spring
Skiing/Snowmobiling/Snow Sports
Timber
State Hunting Unit: 20

Land Details

Address: 4730 and 5125 Big Bear Rd,
Loveland, Colorado 80538, USA
Closest Town: Masonville
Total Acres: 95.04
Deeded Acres: 95.04
Elevation: 6800
Topography: Gently Rolling
Estimated Taxes: \$8,018 - 2025
Source of lot size: Assessor/Tax Data

Property Summary

High Mountain Meadow 95 offers 95± acres of secluded mountain terrain less than an hour from Fort Collins. Featuring a mix of mature timber, open meadows, seasonal drainages, abundant wildlife, and a gravity-fed spring water source, this property is well suited for recreation, camping, hunting, or a future mountain retreat. Located at the end of Big Bear Road, it provides a rare combination of accessibility and privacy.

Land

High Mountain Meadow 95 consists of approximately 95± acres of diverse mountain land characterized by gently rolling terrain, grassy meadows, and stands of mature timber. A large central meadow serves as a natural basecamp and offers an excellent setting for camping, gathering with family and friends, or exploring the potential for a future cabin or homesite, subject to buyer investigation and approvals. The property's varied topography is a great mixture of landscape while remaining very usable. Several wooded draws and sheltered pockets add character to the land and provide excellent habitat for wildlife. With only two other properties situated this far up Big Bear Road, ownership here offers a level of privacy that is increasingly difficult to find in Northern Colorado.

Recreation

This property presents great opportunities for outdoor recreation throughout the year. The surrounding terrain is well suited for hiking, mountain biking, trail riding, and off roading where permitted. Hunters will appreciate the property's location within GMU 20, a unit recognized for quality elk hunting and a strong deer population. Elk, mule deer, and turkeys are frequently observed throughout the area, benefiting from the cover and water sources found on and around the property. Whether used as a seasonal basecamp or a private getaway, the acreage provides an ideal setup for those seeking a connection to Colorado's outdoors.





Water/Mineral Rights & Natural Resources

A valuable feature of the property is a water spigot supplied by a gravity-fed spring system, providing a convenient water source. Multiple natural drainages wind throughout the area, supporting vegetation and seasonal flows. These corridors create attractive habitat conditions for wildlife and contribute to the property's scenic appeal.

General Operations

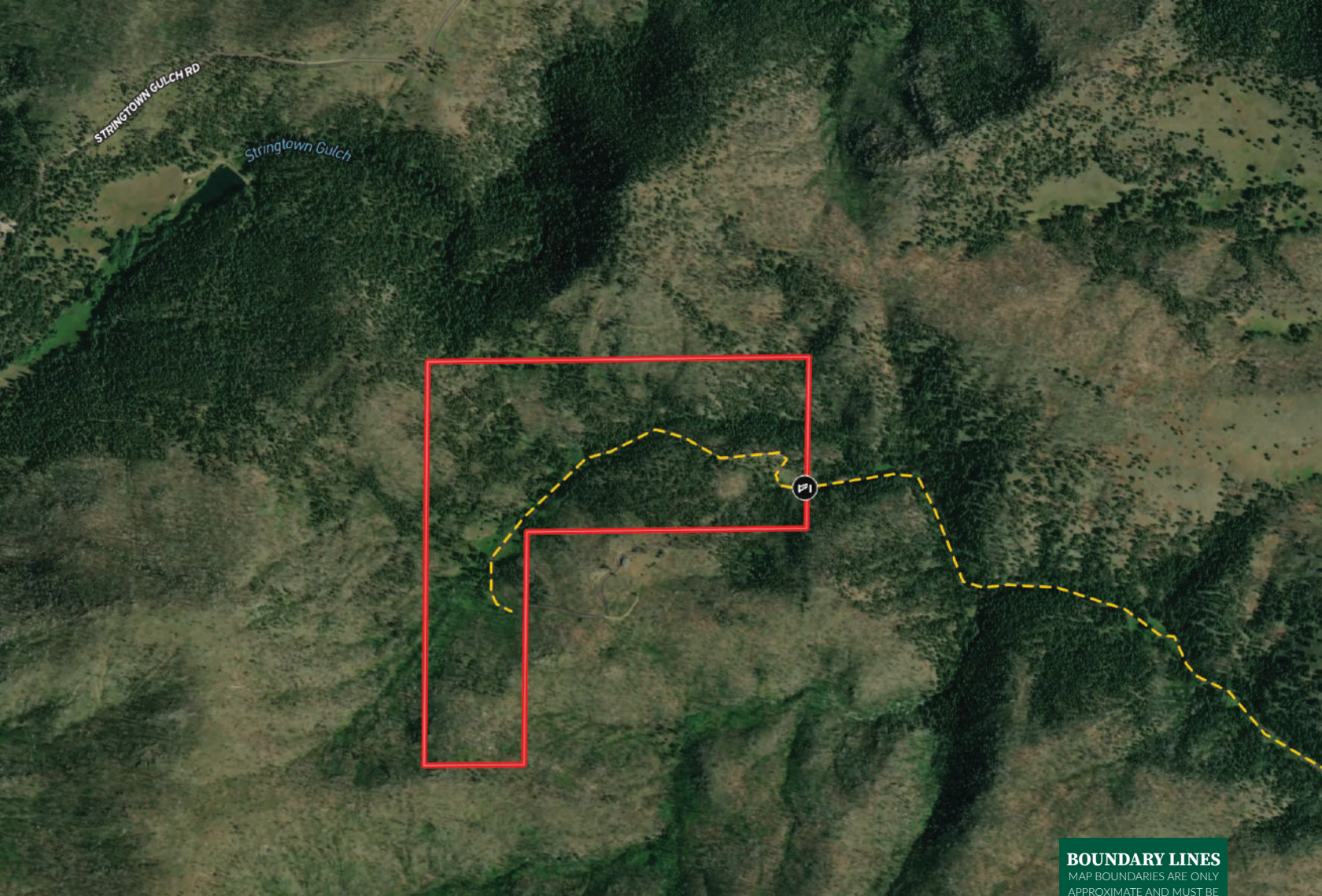
Access is provided via Big Bear Road, with the property situated approximately 3.5 miles from Buckhorn Road. Due to the mountain terrain and current road conditions, access is best suited for smaller four-wheel-drive vehicles, side-by-sides, or similar off-road capable equipment. Owners in this portion of Big Bear Road commonly utilize off-road vehicles for travel to and from their properties. Subject to applicable approvals and permissions, future road improvements may present opportunities to enhance accessibility.

Location

Despite its remarkably secluded setting, High Mountain Meadow 95 remains within convenient reach of everyday amenities. The property lies less than an hour from Fort Collins, one of Northern Colorado's premier communities, offering shopping, dining, healthcare, entertainment, and access to major transportation routes. Positioned at the end of Big Bear Road, the property delivers a rare combination of privacy and proximity. Owners can enjoy the feeling of being deep in the mountains while still maintaining reasonable access to the services and conveniences of town. For those seeking a retreat from traffic, crowds, and development throughout most mountain communities, High Mountain Meadow 95 is an increasingly scarce opportunity.

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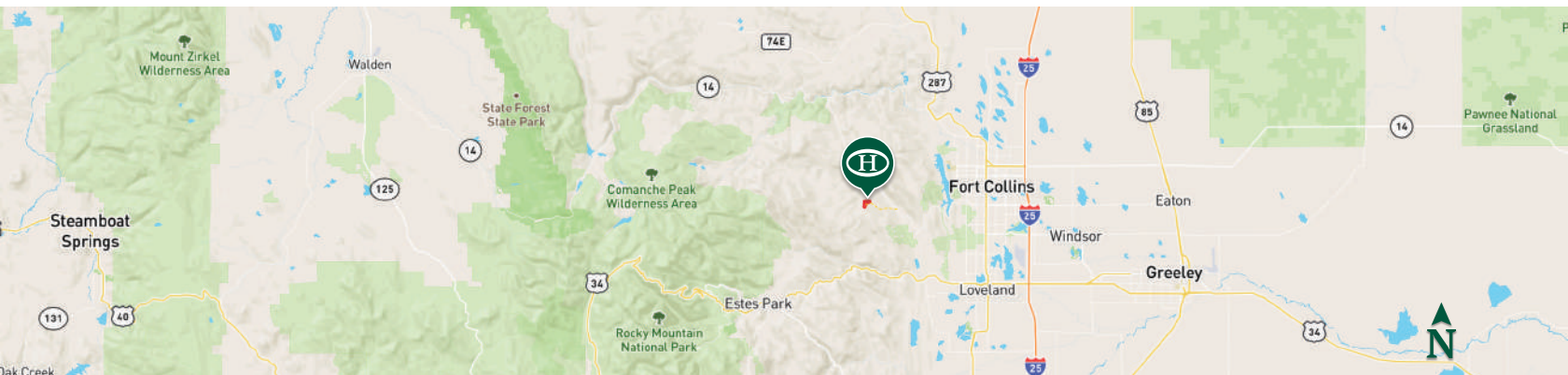




 Boundary  Gate

BOUNDARY LINES

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



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