

2827 W County Road 80

41.00 Acres | Larimer County, CO | \$1,599,000



HAYDEN  OUTDOORS.

2827 W County Road 80

TOTAL ACRES:

41.00

PRICE:

\$1,599,000

COUNTY:

Larimer County

CLOSEST TOWN:

Wellington, CO

Presented by



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HAYDEN OUTDOORS
REAL ESTATE



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Property Summary

Welcome to your beautiful, peaceful corner of Northern Colorado, this inviting 41-acre ranch and horse property offers space to spread out, including approximately 16 acres of productive hay fields. Spring-fed ponds, irrigation gated pipe, and included water rights create a well-equipped setting for personal or income country living. Custom farmhouse with wrap-around porch allowing you to enjoy all the views.



Activities & Amenities

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Hunting - Waterfowl
Income Producing
Irrigation
Natural Spring
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Water Shares (different from water rights)

Land Details

Address: 2728 W County Road 80,
Wellington , Colorado 80549, USA
Subdivision: NA
Closest Town: Wellington
Total Acres: 41.00
Deeded Acres: 41.00
Water Rights: Yes
Water Type: Water Stock in Mutual
Ditch or Reservoir Company
1/4 share in Association agreement with
1 Share North Poudre Irrigation.
Spring - Decree # 00 CW-248
Additional 1 Share of North Poudre
Irrigation can be purchased separately.

Building Details

Homes: 1
Style of Home(s): Farmhouse with
full walkout basement
Finished Sq. Ft.: 4075
Stories: 2
Bedrooms: 5
Full Bathrooms: 3
Half Bathrooms: 1
Basement: Full finished
Electricity Provider: Poudre Valley REA
Gas Provider: Propane - Owned
Trash Provider: Owner
Water Provider: Northern Colorado Water
Parking Types: Attached Garage, Driveway
Outbuildings: 2
Fence Type: Wire
Heating Systems: Forced Air, Wood Stove
Siding: Vinyl
Roofing: Asphalt
View: Mountain, Pond, Private, Scenic



Land

This property welcomes you with a thoughtful blend of natural beauty, practical infrastructure, and room to enjoy country living. The 16-acre hay fields are flood irrigated, and mature tree rows are supported by flood irrigation, adding both productivity and charm to the landscape. On the east side, two spring-fed ponds create a peaceful setting within roughly 14 acres dedicated to an NRCS waterfowl project, with five years remaining on the agreement. This combination allows for great habitat wildlife, providing ample opportunities for hunting. The entire property is fully fenced, with separate fencing around the home for added convenience and flexibility. Corrals are currently set up for horse and cattle use.





Improvements

This custom-built 4,000± sf home boasts a walkout basement and a three-quarter wraparound porch. The main floor offers a freshly updated mudroom with laundry and utility sink that leads into a large kitchen with island, walk-in food pantry, formal dining area for entertaining and holidays, a beautiful natural light living room, office, and full bath. Upstairs, the south-facing private primary suite includes two walk-in closets, dual vanities, a walk-in shower, and a jetted tub, along with three more bedrooms and another full bath. The 1,300± sf walkout basement features an open living space, a full bath, and a large office or craft room—perfect for work, play, or guests, this area could also be used as an additional primary suite perfect for guests or rental income. This home was built for comfort and enjoyment, thoughtfully designed with 9' ceilings, comfortable layout and ample windows. The attached oversized 2 car garage has 9' overhead door accommodating full size pickup trucks.

The property is laid out for convenience, with plenty of space to maneuver and park large trucks, trailers, and equipment. The 90' × 48' pull-through equipment barn has 14' × 24' oversized doors at both ends for easy access. This building could be used for large equipment storage or converted into a small indoor riding pen. The 30' × 60' barn/shop includes a 14-foot lean-to along the south side, with the interior split between a dirt-floor barn and a mechanic shop complete concrete-floor, 10'x16' overhead door, 220 power, hot/cold water sink, and workbenches, making it ideal for a workshop, livestock husbandry, or equipment/vehicle repair.

Recreation

This property lies within one of Northern Colorado's notable wildlife corridors, where deer and elk are frequently seen moving through the surrounding landscape. The setting provides excellent opportunities for wildlife viewing, photography, and seasonal hunting, with a natural backdrop that changes beautifully throughout the year. The spring-fed ponds add to the property's appeal by attracting migrating waterfowl and supporting a variety of native birds and small game. Multiple locations around the ponds and natural cover offer potential sites for hunting blinds, allowing flexibility for different wind conditions and seasonal patterns. Located within GMU 9, archery deer tags have favorably high draw odds, presenting an annual hunting opportunity.

Outdoor recreation is also close at hand. Red Mountain Open Space and Soapstone Prairie Natural Area are both less than 15 minutes from the property, offering miles of scenic hiking and horseback riding trails through rugged foothills, grasslands, and open country. These nearby public lands further enhance the property's recreational value and, with the appropriate hunting tags and regulations, provide additional opportunities for hunting in the surrounding area.



Agriculture

Currently being used for hay production, cattle grazing and horse boarding. This property offers a highly functional agricultural setting with excellent versatility. The open ground is well suited for continued haying and grazing operations, while also providing ample space for a wide range of livestock uses. In addition to cattle, the property is ideal for horses, sheep, goats, poultry, and other small animals, making it a strong fit for buyers seeking a working ranch, hobby farm, equestrian property, or self-sufficient rural lifestyle.

With productive ground capable of producing up to three cuttings of grass-alfalfa mix per year, the property offers meaningful income potential and dependable feed production for on-site livestock.

Water/Mineral Rights & Natural Resources

Two spring feed ponds along with a stock tank are adjudicated.

Four parcels participate in an association water agreement holding one share of North Poudre Irrigation stock that is directly delivered to each property via underground pipe.

An additional one share of North Poudre Irrigation can be purchased in addition.

Region & Climate

Wellington, Colorado has a semi-arid climate with four distinct seasons, low humidity, and abundant sunshine. Summers are warm and dry, while winters are cold with periodic snowfall. The area receives approximately 15–18 inches of precipitation annually, with most occurring during late spring and summer thunderstorms. Frequent sunshine and relatively dry conditions support year-round outdoor activities and agriculture.

Location

Just 15 minutes northwest of Wellington and 20 Minutes from North Fort Collins, this property is just far enough from town to have the peaceful country feel, while still having all the conveniences of town nearby.

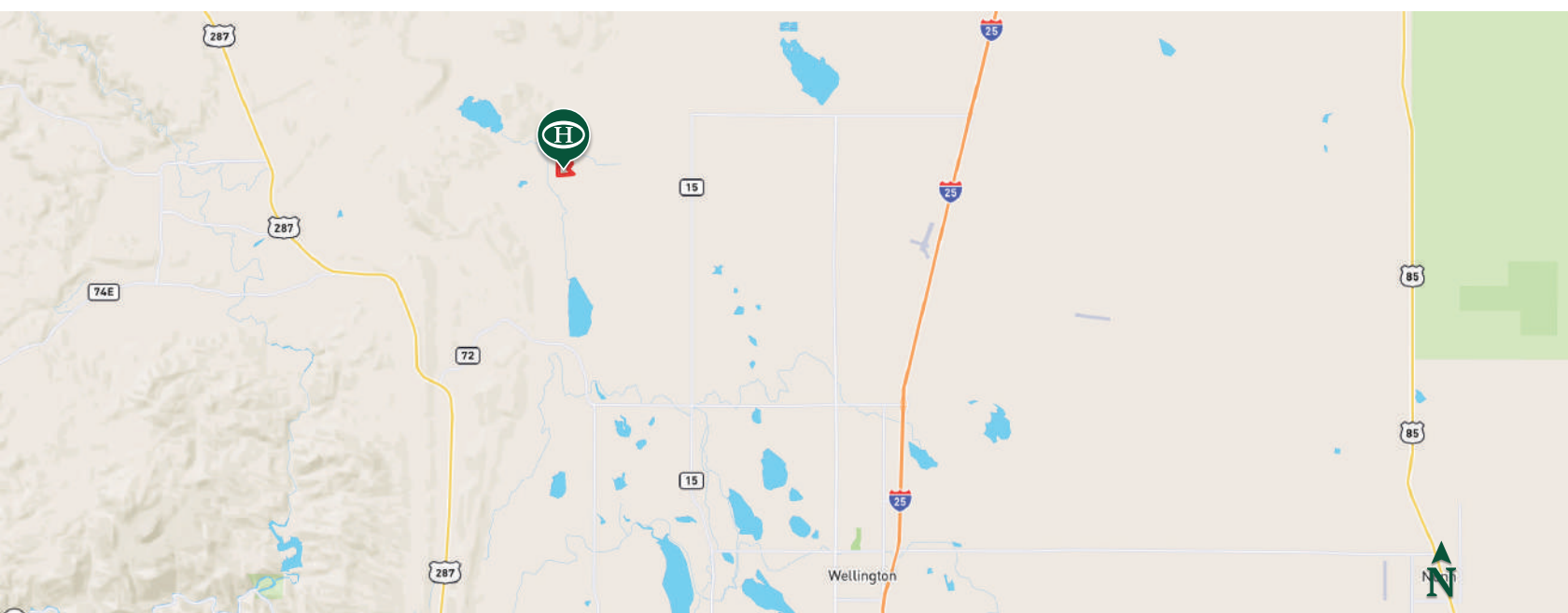






Boundary Hay NRCS

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





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 regard 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.

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"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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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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