

Little Thompson Estate

67.20 Acres | Larimer County, CO | \$2,950,000



HAYDEN  OUTDOORS.

Little Thompson Estate

TOTAL ACRES:

67.20

PRICE:

\$2,950,000

COUNTY:

Larimer County

CLOSEST TOWN:

Berthoud, CO

Presented by



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Property Summary

67.2 +/- acres along the Little Thompson River featuring a beautifully remodeled historic farmhouse, mature trees, open pastures, ponds, and extensive agricultural improvements. With the river running directly through the property, established barns, covered stalls, livestock runs, corrals, and fenced pastures make this a truly unique Northern Colorado property.



Activities & Amenities

Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
House/Cabin
Outbuilding/Barn/Shed/Shop
Pond/Lake
Stream/River

Land Details

Address: 2525 W County Rd 4,
Berthoud, Colorado 80513, USA

Closest Town: Berthoud

Total Acres: 67.20

Deeded Acres: 67.20

Water Rights: Yes

Water Type: Water Stock in Mutual
Ditch or Reservoir Company

Estimated Taxes: \$7,528 - 2025

Building Details

Homes: 1

Style of Home(s): 2 story

Finished Sq. Ft.: 4146

Stories: 2

Bedrooms: 4

Full Bathrooms: 3 | Half Bathrooms: 1

Basement: Full finished

Outbuildings: 3



Land

The 67.2 +/- acres feature gently rolling topography with a mix of open pasture, mature trees, and river bottom. The Little Thompson River winds through the property, adding an entirely different dimension to the land. Mature vegetation follows the river corridor, creating a scenic and private setting while providing natural habitat for wildlife. Having your own stretch of the Little Thompson River is a rare amenity, particularly this close to Berthoud, Loveland, and the growing Northern Colorado Front Range.

Several ponds are located throughout the property, adding to the landscape and providing additional water sources for livestock and wildlife. The acreage is fully fenced and cross-fenced into multiple pastures, allowing for efficient livestock and horse management. The combination of flowing river, ponds, mature trees, productive pasture, and varied terrain gives the property a character that is increasingly difficult to replicate in this area.

The property is part of a conservation development, protecting the acreage from future subdivision or additional development.





Improvements

Originally built in the 1890s, the farmhouse combines its historic character with extensive modern updates and is in excellent condition. The home was substantially rebuilt in 1948 and has since undergone significant remodeling and improvements, including new electrical and plumbing systems. The result is a well-maintained and updated home that retains the character of the original farmhouse while offering the comfort and functionality expected today.

The two-story home offers 4 bedrooms and 3.5 bathrooms, with a large open kitchen and dining area, multiple living spaces, and comfortable gathering areas throughout. The primary bedroom features a spacious five-piece bathroom. A large patio extends from the kitchen and dining area toward the oversized detached garage, creating an excellent outdoor entertaining space.

The agricultural improvements are extensive and make the property particularly well suited for horses and livestock. Improvements include a 25' x 90' insulated livestock barn with covered stalls and adjoining livestock runs, a 40' x 40' insulated Quonset, a 40' x 50' shop/barn, and several lean-to shelters with livestock runs. Additional corrals, pens, storage areas, and supporting improvements provide ample space for animals, equipment, feed, tack, and general property maintenance.





Agriculture

This property is exceptionally well equipped as a horse property, with much of the infrastructure already in place for an established equestrian or livestock operation. The 25' x 90' livestock barn, covered stalls, livestock runs, multiple lean-to shelters, corrals, pens, and fully fenced and cross-fenced pastures provide a highly functional setup for managing horses and other livestock.

The established layout provides dedicated areas for shelter, turnout, feeding, equipment, and pasture management. Combined with 67.2 +/- acres, ponds, open pasture, and the Little Thompson River running through the property, the improvements create an outstanding setup for horses, livestock, 4-H projects, or a combination of agricultural uses.

Water/Mineral Rights & Natural Resources

The home is supplied by a tap through the Little Thompson Water District. The property also includes 4 shares of Ish Reservoir water rights.

Region & Climate

Located in the heart of Northern Colorado's Front Range, the Berthoud area offers a blend of agricultural land, open space, and easy access to growing communities along the I-25 corridor. The region is known for its four distinct seasons, with warm, generally dry summers, cool evenings, and cold winters with periodic snowfall. The nearby foothills provide a scenic western backdrop, while the area's relatively mild climate and long growing season have supported agriculture and ranching for generations.



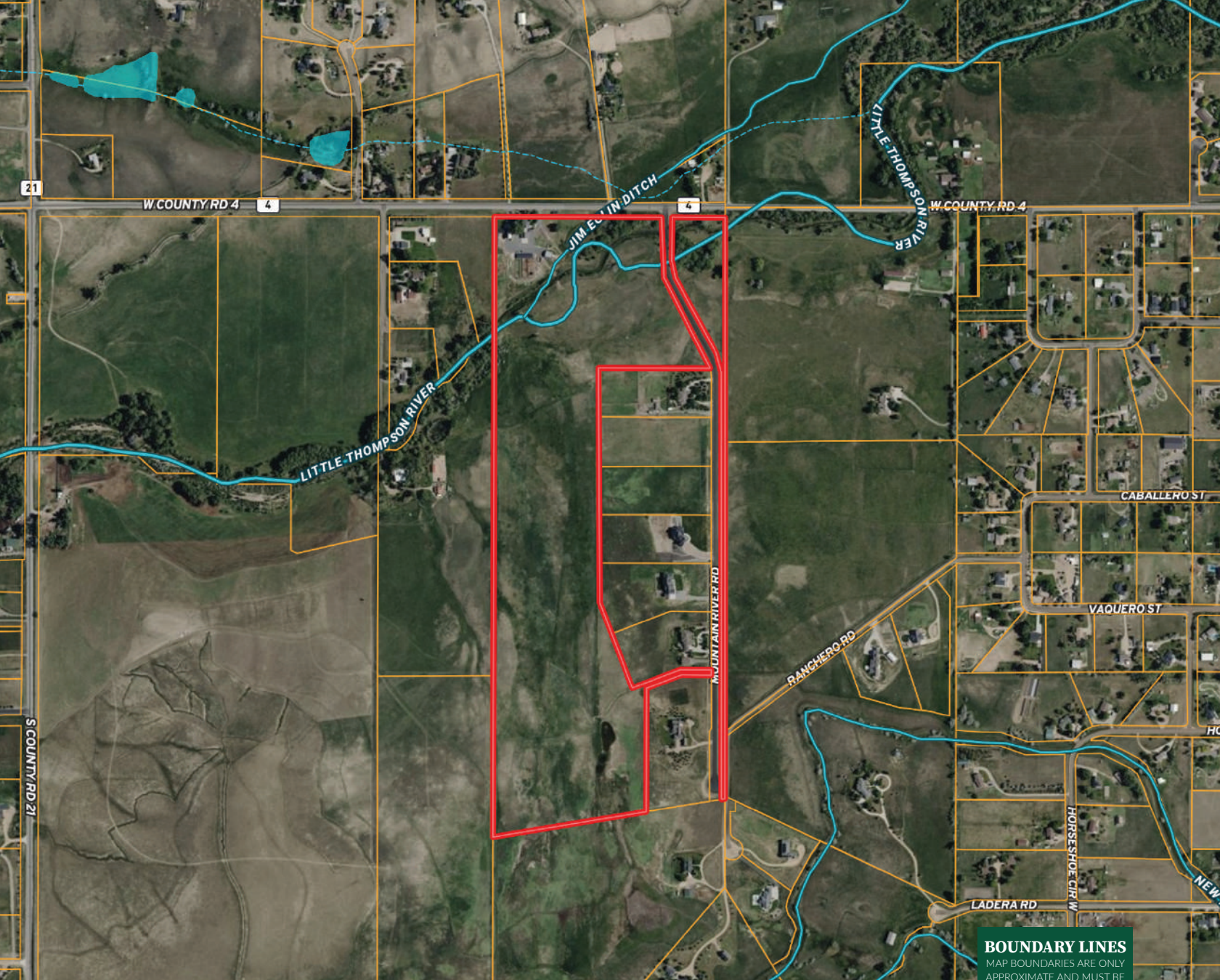


Location

The property is located on W County Road 4 just west of Highway 287, providing convenient access to Berthoud, Loveland, Longmont, and Fort Collins. TPC Colorado is less than 5 miles from the property, placing one of Northern Colorado's premier golf destinations just minutes away. The championship course is set against the backdrop of the Rocky Mountains and has hosted professional golf events, while the surrounding TPC Colorado community offers additional dining and recreational amenities.

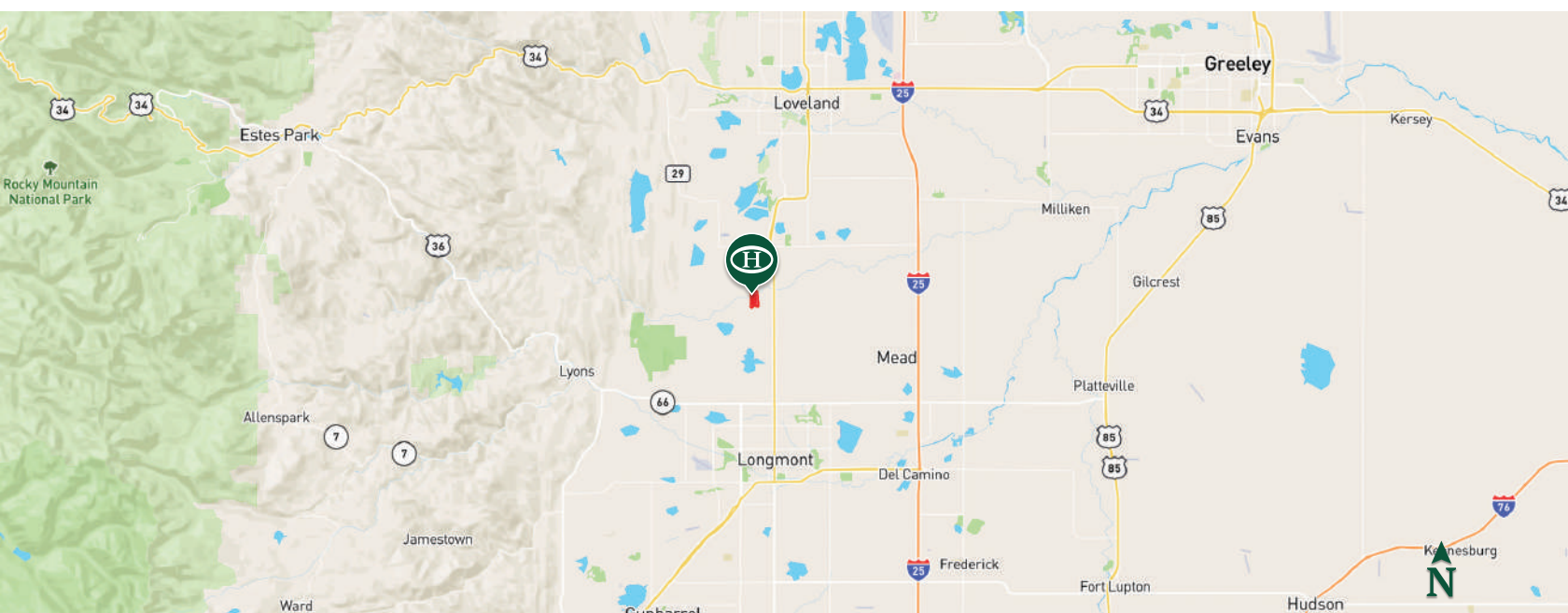
The Town of Berthoud is approximately 10 minutes away, Fort Collins is roughly 30 minutes north, and Longmont is approximately 20 minutes south. Estes Park and Rocky Mountain National Park are approximately 45–55 minutes west, providing convenient access to mountain recreation.

Denver International Airport is approximately 50 miles away, generally about an hour's drive depending on traffic, and Denver is roughly an hour south. The location offers a rare combination of a sizable, exceptionally well-equipped horse and livestock property with the Little Thompson River running through it, while remaining within easy reach of golf, mountain recreation, major communities, and transportation corridors throughout Northern Colorado.



 Boundary

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





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 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.

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 Fair 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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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 1990s, 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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