

Redstone Creek Homestead

75.93 Acres | Larimer County, CO | \$3,999,000



HAYDEN  OUTDOORS.



Activities & Amenities

Cattle/Ranch
Farm/Crops/Ag
Hunting - Big Game
Irrigation
Stream/River
Water Rights
Water View
Wooded
Equestrian/Horse Property
House/Cabin
Hunting - Small Game
Outbuilding/Barn/Shed/Shop
Water Access
Water Shares (Different from Water Rights)
Waterfront

Land Details

Total Acres: 75.93
Zoning: O
Elevation: 5400
Vegetation: Hay - Grass - Cottonwoods -
Hackberry
Irrigated Acres: 15
Water Rights: Yes
31 units C-BT
Estimated Taxes: \$2,064.62 - 2022
Source of lot size: Survey

Building Details

Homes: 2
Parking Types: Detached Garage, Carport



Redstone Creek Homestead is an incredibly unique opportunity to own 75.93 acres (3 contiguous parcels) of land in the fast-growing area of Masonville, CO. The land is being offered with 31 units of C-BT water rights (valued at \$2,170,000). Incredible mountain views, flowing water, and beautiful green pastures bring this one to life.





Land

There are many possibilities here as you straddle the banks of Redstone Creek. The property encompasses both sides of the creek for the entire 2,500 feet that it runs through the land. Mature cottonwoods line the bottom offering great shade and privacy. Currently the water rights are being used to irrigate ~15 acres of pasture split between both sides of the creek, but also are a valuable investment that can be sold separately, either immediately or down the road. Stunning rock outcroppings round out the views here making it one of the prettiest mountain settings the foothills has to offer. Wildlife also enjoy the area and it is not uncommon to see deer feeding out in the fields.

Improvements

Development/ Ranch/ Equestrian/ Homesites/ Investment are all viable possibilities here. The improvements consist of an older ranch home (1,153sf), a hay barn on the east side of the property, and a





handful of other outbuildings scattered around such as loafing and storage sheds. The land is set up well for livestock as it is fully fenced and also has some cross fencing.

Water/Mineral Rights & Natural Resources

31 Units of C-BT water.

Location

Located only 15 minutes from Fort Collins/Loveland, and 5 minutes from Horsetooth Reservoir, this property is easily accessible





year round, sitting at the intersection of Buckhorn Road and County Road 38e. The area is growing fast and this large property is in the direct path of development. Call Ryan Crete or Zack Wiese today to set up a private tour.

**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.*





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 promote and sell our properties. We offer industry 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."

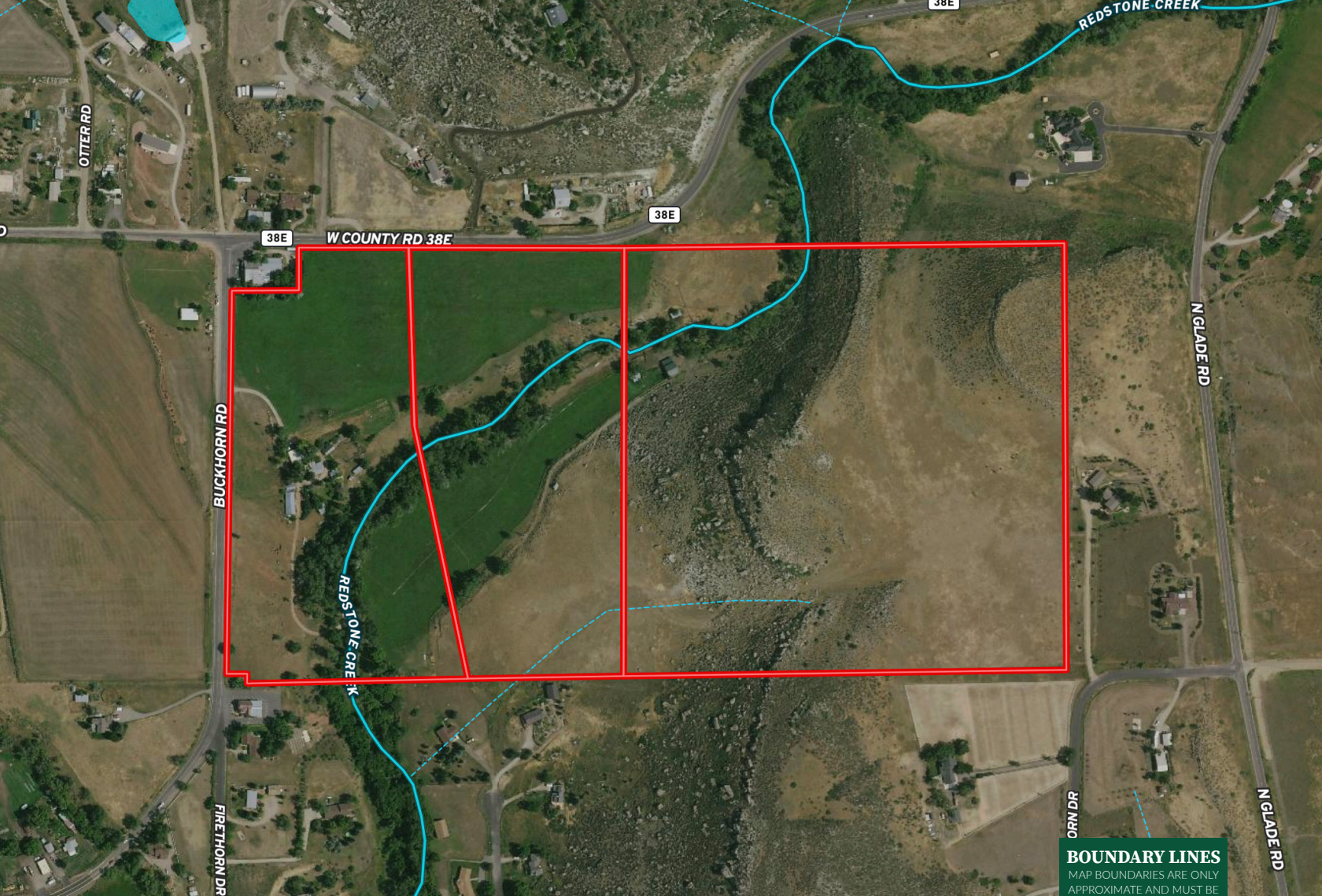


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

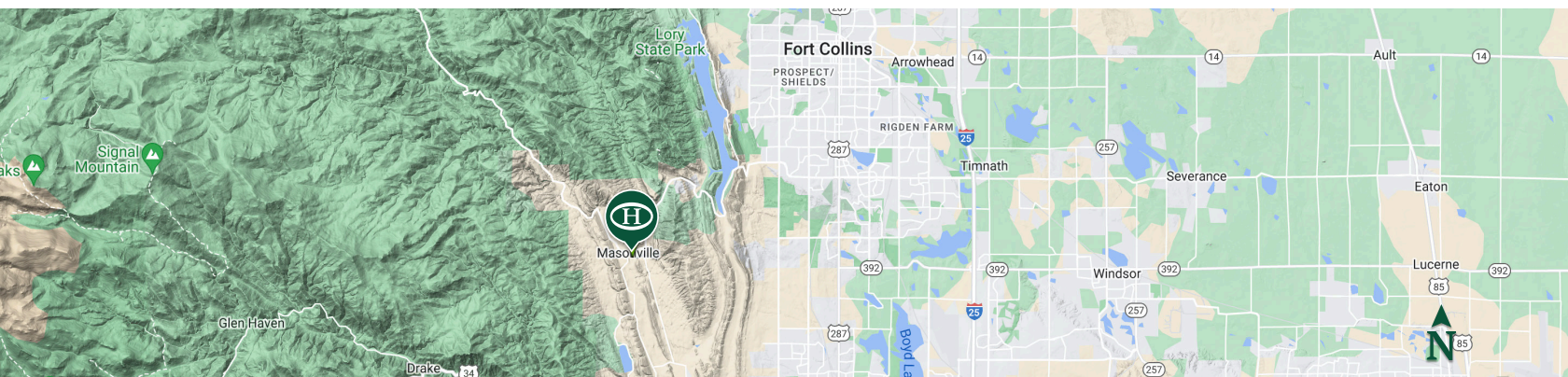
Scan to see more
testimonials





 Boundary

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



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



Ryan Crete

📍 Broker Associate, Licensed in CO & WY

✉️ Ryan@HaydenOutdoors.com

📞 970.685.1383

Zack Wiese

📍 Broker Associate, Licensed in CO & WY

✉️ Zack@HaydenOutdoors.com

📞 970.889.3142

