



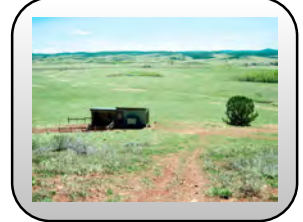
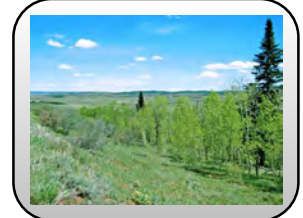
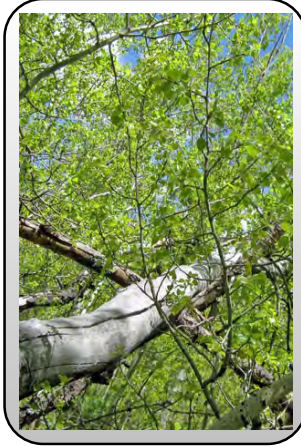
Northern Colorado
Mountain
Land | Cabins | Ranches

80 acre Mountain Property \$ 230,000

Parcels 6 & 7 Section 9 Sand Creek Park Larimer County Colorado

442 Mountain Ridge Rd Red Feather Lakes CO 80545

MLS No. 825245



Just imagine owning 80 acres close to Bull Mountain and National Forest for recreational opportunities. Includes 960 sq ft house powered by generator/solar and loafing shed for your horse. All furniture and appliances are included. A perfect weekend get-a-way for everyone.

Acres +/-	80
Association Dues	\$160.00
Property taxes	\$2,474
Located	1 ½ hrs NW of Fort Collins CO 30 minutes South of Laramie WY
Built	2003
Style	1 ½ story
Total Sq Ft	960 Main 480 Lower 480
Bedroom	2 with 2 nd being a part of lower level great room
Bathroom	1
Electric	Generator Solar Wired for ACV and DCV. Generator runs the well and charges batteries. Lighting is solar and propane.
Water	Well and Septic Butterfly fills either horse tank or indoor cistern/tank
Gas	Propane Appliances and lights
Well	Permit No 244993 440' depth 6 GPM 25' Static Level Drilled 2003

- Several large Aspen groves with walking trails
- Park-like native grass meadows
- Panoramic views are spectacular
- Access to nearby State and National Forest lands
- Known for its wildlife - Moose, elk, deer, antelope
- Summertime recreation
- Open floor plan with oak cabinetry
- 12' x 12' upper loft storage
- All furniture, appliances and artwork included
- Metal roof
- Well insulated
- 8' x 24' balcony and lower level patio
- 8' x 10' 2 stall horse loafing shed with storage for your ATV and tools
- 8' x 6' shed stores utility equipment

Additional photographs are located at www.cabin-country.com
Information obtained from reliable sources and believed to be accurate

Bill McClelland bill@cabin-country.com 970 482-5263

Cabin Country Post Office Box 1967 Fort Collins Colorado 80522-1967



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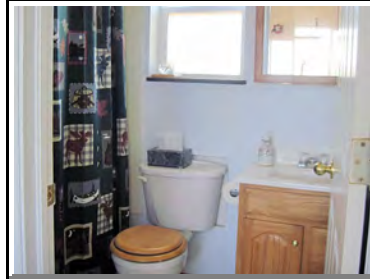
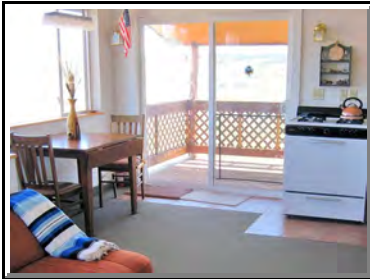
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Master Bedroom 11' x 09'

Kitchen 23' x 09'

Livingroom 08' x 06'

Rec room 23' x 09'



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