



Cabin  
Country

Northern Colorado mountain land, cabins and ranches

\$ 1,100,000

## Colorado Mountain Ranch Livermore Colorado



Several ponds

Borders State Land

Fully equipped barn

4 bedroom custom home

Contact Bill McClelland Broker [bill@cabin-country.com](mailto:bill@cabin-country.com)

970 482 5263 [www.cabin-country.com](http://www.cabin-country.com)



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## Granite Spring Ranch Livermore Colorado

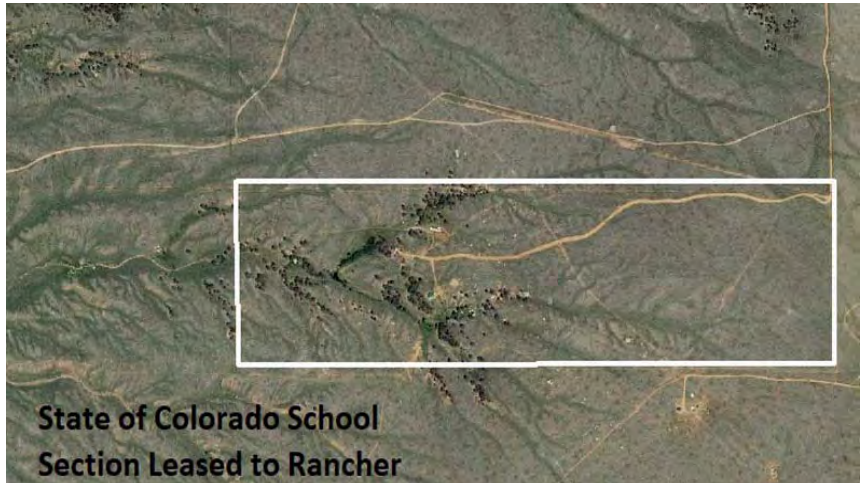
The area in which the ranch is located, while seemingly remote, is generally accessible year-round. Neighboring properties to the North and West are large ranches and Colorado State land borders the property to the South.

With gently rolling terrain, the native pasture grass is accented by Ponderosa Pines and Aspen. Springs fill-up the ponds which provide nice watering holes for livestock and wildlife.

The ranch is 140 ± acres in size, and is large enough to support cows and horses as long as you're willing to feed in the winter.

A 50' x 40' Barnmaster livestock facility is all set up with 5 stalls and a carpeted tack room, and includes a storage area for hay, tractor, toys, or your RV.

The 1½ story home is 4,700± sq ft plus an attached 3 car garage. The home was built in 1997, and includes a large addition in 2005. Large office area also has a separate entrance.



Additional photographs are located at [www.cabin-country.com](http://www.cabin-country.com)

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Large bay window frames unobstructed views of Rocky Mountain National Park.

Knotty pine tongue and groove accents add character to the entire home.

2 master bedroom suites include jetted tub and shower, and separate closets. Main master bedroom has a moss rock gas fireplace. Each master bedroom captures the views.

Backup 6 panel solar system capable of 4KV output rated to run home for three days with sixteen batteries, without sunshine.

Deer, antelope and elk are native to the area.

No homeowners association and you are responsible for your access road.

Located 2 hrs from Denver International Airport, 45 minutes from Fort Collins CO, Laramie WY & Cheyenne WY.

Located 3 miles from County Road 37, considered the Red Mountain area, you are in Colorado, close to Wyoming.



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### Climate

Livermore (80536), Colorado, averages 17 inches of rain with 112 inches of snow annually. On average, there are 233 sunny days per year in Livermore. The average July high is 81 degrees, and the January average low is 15.

### Area and Employment

Fort Collins is a robust community of approximately 160,000 people, with a reputation for good schools and the home of Colorado State University. The CSU Veterinarian Hospital supports seven states which provide support for livestock agricultural and domestic animals.



Technology companies have moved into the area to take advantage of the pool of available high tech and engineering talent, and employees have found Fort Collins to be an attractive town to raise a family.

Many move to Fort Collins Colorado to be close to the mountains to hunt, fish, and hang out!

Information obtained from reliable sources and believed to be accurate

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