

## Pittington Ranch – Colorado Ranch for Sale



- \$220,000
- Reservoir Drive
- Loveland, CO 80537
- 2–3 acres
- Over 90 acres of preserved Open Space

### **Location**

Pittington Ranch just west of Loveland in northern Colorado, sits in the Rocky Mountain foothills. It is named after an existing cattle ranch adjacent to the property. The Pittington Family has owned this authentic Western ranch for 70 years. The current ranch owner, Jarene Pittington, sold part of her property to Foothills Vista Development and gave her permission for the development to be named in honor of her ranch.

The development is surrounded by land protected by covenants limited to agricultural purposes. This ensures that the land will not have any developable uses, other than agricultural, in perpetuity. Currently there are over 90 acres set aside for the property owners of Pittington Ranch development to be used for recreation such as horseback riding, hiking and mountain biking.

### **Activities**

Your homesite on Pittington Ranch is next to wide open spaces and part of an RLUP (Rural Land Use Process) of over ninety acres of covenant protected land. This land is for owners of Pittington Ranch property to use for horseback riding, hiking and mountain biking. This unique property is adjacent to Flatirons Reservoir and just minutes away from Pinewood Reservoir and Carter Lake, perfect for boating, fishing and leisurely trips.

Nearby to Pittington Ranch is Ramsay–Shockey Open Space and Chimney Hollow Open Space owned and managed by Larimer County.

Here you will find natural, visual, cultural and outdoor recreational opportunities.

Pittington Ranch is just ten minutes from Marianna Buttes Golf Course and The Big Thompson River. Just a few miles farther you are in downtown Loveland, Colorado where you will find the renowned Rialto Theater, Loveland Gallery Museum and many restaurants. The Pittington Ranch property is only 25 minutes from Estes Park, Colorado, the gateway to the incredible Rocky Mountain National Park.

Living close to nature and within reach of many activities is what Pittington Ranch is all about.

### **Homesites at Pittington Ranch**

Homesites at Pittington Ranch can be built to suit or you may use your own contractor. We have good relationships with a number of local builders if you require a recommendation.

We promote preserving the rustic western authenticity of the area when designing and building homes at Pittington Ranch. When planning your new home, it is our hope you have the same vision in maintaining the natural beauty of the land and this new community.

Lot sizes range from 2.08 to 3.15 acres

**Prices start at: \$220,000**

Listing courtesy of John Mathey 970.481.5512. All information provided by sources deemed reliable, but may be subject to changes, errors and omissions.

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