

Spring Valley Ranch – Colorado Ranch for Sale



- \$869,000
- Ft Collins, CO
- SqFt: 3,400
- 150 Acres

This 150 acre mountain property is nestled in a lush and private valley just minutes west of Ft. Collins, Colorado up Rist Canyon. The acreage has dramatic rock outcroppings, a healthy stand of pines, beautiful groves of aspens, numerous springs and every type of wildlife imaginable. Along with the creek running through the property, there is a beautiful trout pond that sits below the unique custom home. The modern 3,400 square foot home features custom doors and woodwork that was harvested and hand crafted on the property. Tastefully appointed, with an open floor plan there is a tranquil view from every window. This personal retreat offers solitude, pond, creeks, trees, wildlife, meadows and privacy...all within minutes of the city.

LOCATION AND AREA

Spring Valley Retreat is located just 17 miles from downtown Ft Collins. From 287 (College Ave) travel north to Laporte. Turn left on Rist Canyon Road (also County Road 52 E) and continue up the paved road 11 miles to Spring Valley Road and turn left. A private gate and road is for the use of the handful of residents in the valley. Follow the road one and a-half miles to the retreat.

Fort Collins is a thriving community of approximately 130,000 residents. It is the county seat of Larimer County and home to Colorado State University. Fort Collins was named the best place to live in 2008 and 2nd

best place in 2006 by Money Magazine. Culturally, Fort Collins is known for shops, music venues, arts, microbreweries and numerous festivals. The city has a well balanced economy with a good mix of businesses.

ACREAGE

The property begins in a quaint valley with the house, cabin, and storage building being tucked in amongst mature pines, boulders, native grass and wildflowers. The valley has several lush meadow areas, along with the tranquil creek and pond. Traveling west up a small canyon, you can traverse the forested property along the miles of road by vehicle, four-wheeler or easily by foot. There is a pleasant mixture of rock outcroppings, ridges and valleys with mature stands of aspen and pine. You will not see another soul but will certainly see the varied wildlife.

WATER

There are several springs on the property. The house and landscape water is supplied by a gravity fed spring housed in a native rock spring house. Rocky Mountain spring water at its best. The creek flowing through the property also keeps the pond filled year round.

IMPROVEMENTS

The 3,400 square foot home offers an open floor plan with large well placed windows for viewing wildlife and the scenery. The wood floors complement the custom woodworking throughout the house. The kitchen has cherry cabinets with granite countertops. The wood burning fireplace in the great room is capable of heating the main level, but the house also has in floor radiant heat. On the upper level there is a large loft area that could be used for recreation, office or another bedroom. There is also a two car attached garage. The master bedroom is roomy and private with a fireplace separating the bedroom from the master bath. A spacious closet area completes the master suite.

A charming one room cabin sits close to the home. It could easily be used for a guest house, arts and crafts area or even a play house.

A wood sided storage and equipment building with large pines around it has been built away from the home. With oversized doors and good driveway access, it can accommodate anything from a large tractor to recreational equipment.

WILDLIFE AND RECREATION

Spring Valley Retreat has an abundant variety of wildlife. Deer, elk and turkey are common. The elk can be found feeding in or around the ponds. The deer make themselves at home in the yard and around the decks, while the fawns frolic in the meadow. Occasionally, you may see the elusive bobcat sunbathing on a rock near the house. Bear and mountain lion have also been spotted. The owners have placed well stocked feeders near the house, so there is a profusion of hummingbirds, and a wide

variety of colorful small birds. The pond is filled with trout and there is a mallard duck family with their own nesting island for your viewing.

DEVELOPMENT POTENTIAL

The 150 acre parcel is rectangular in shape. The shape and terrain would accommodate another home or cabin without affecting the privacy of the main home.

Listed by Mason Morse Ranch Company (970)928.7100

970-231-2000

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