



Nestled in the beautiful mountains west of Ft. Collins is the Mountain Ranch. This unique ranch offers over 130 acres of open meadows, meandering streams, red cliff canyons and senior water rights, all within 30 minutes of Colorado's Front Range.

LOCATION

The Mountain Ranch is located just 20 miles, ½ hour west of downtown Ft. Collins, Colorado. Access is from Larimer County Road 27, a paved road through scenic Buckhorn Canyon, which begins at the small foothills community of Masonville.

Commercial air service is available in Denver, less than 2 hour from the ranch. The Ft. Collins – Loveland Airport is located within 45 minutes of the ranch and has full private plane capabilities as well as limited commercial service.

LAND

Located in the Rocky Mountain foothills along Buckhorn Creek, the Mountain Ranch contains a wide variety of terrain, vegetation and habitat, providing a private wilderness experience within commuting distance of Ft. Collins. It is truly unusual to find a large contiguous parcel of this size and this much variety so close to the city.

The ranch contains just over 133 acres. There are approximately 30 acres of irrigated hay meadows, 10 acres of improvements, over ½ mile of Buckhorn Creek and 80+ acres of tree covered hillsides, canyons and red cliffs. The ranch ranges from 5,600 feet to 6,400 feet in elevation.



IMPROVEMENTS

The Mountain Ranch has a full compliment of improvements. The main home is the original homestead built in 1890. This 2-story home is over 1800sf and has been well maintained and tastefully restored. The home has 2 large bedrooms, 1 bath and a very large country kitchen (13x21) with breakfast nook. Additional living/sleeping space can be found in the 300 sf upstairs loft. The house is served by a domestic well with a reserve cistern system, septic and propane gas space heaters.



The ranch operation is fenced and cross fenced, and includes hay barn, loafing shed, corrals and workshop.

The ranch also comes with over 250 acre-ft of senior water rights, providing a tremendous value to the ranch

operations. These water rights were appropriated in 1874 and are supplied by the Kirchner Ditch.



The owner has created a 9+ acre fishing pond at one end of the ranch, as well as some smaller stock ponds for the kids and horses.

The ranch has a conservation easement in place to preserve the agriculture heritage of the ranch and surrounding habitat, while still allowing for additional structures, improvements and individual parcel sales.

WILDLIFE & RECREATION

Nestled into the Buckhorn Canyon, the Mountain Ranch has ideal habitat for a wide variety of wildlife. From your own turn-of-the-century home you can watch mule deer, coyotes, elk, bobcat, pheasant and eagles playing in and above your meadows. You can catch brookies and rainbows from the ponds or the Buckhorn Creek, which flows directly in front of your house.

The ranch has some excellent riding and hiking on both private as well as public lands. Explore the private red cliff canyons for ancient artifacts, or ride in the Roosevelt National Forest and Rocky Mountain National Park, just minutes away.



Schools:

Elementary: Big Thompson

Middle: Walt Clark

High School: Thompson Valley

School bus service provided along Cty Rd 27

Taxes: \$917/2007

SUMMARY

The Mountain Ranch is a unique opportunity to purchase a large acreage working ranch within minutes of the Front Range. This beautiful ranch is ideally suited for year around residence, commercial horse boarding and riding operation, a private family retreat, or a working ranch operation. The ranch's close proximity to Ft. Collins and Loveland, together with the senior water rights makes this an excellent long term investment.

LIST PRICE: \$2,250,000

Note: Additional acreage, equipment and commercial aggregate inventory available at an additional negotiated price.

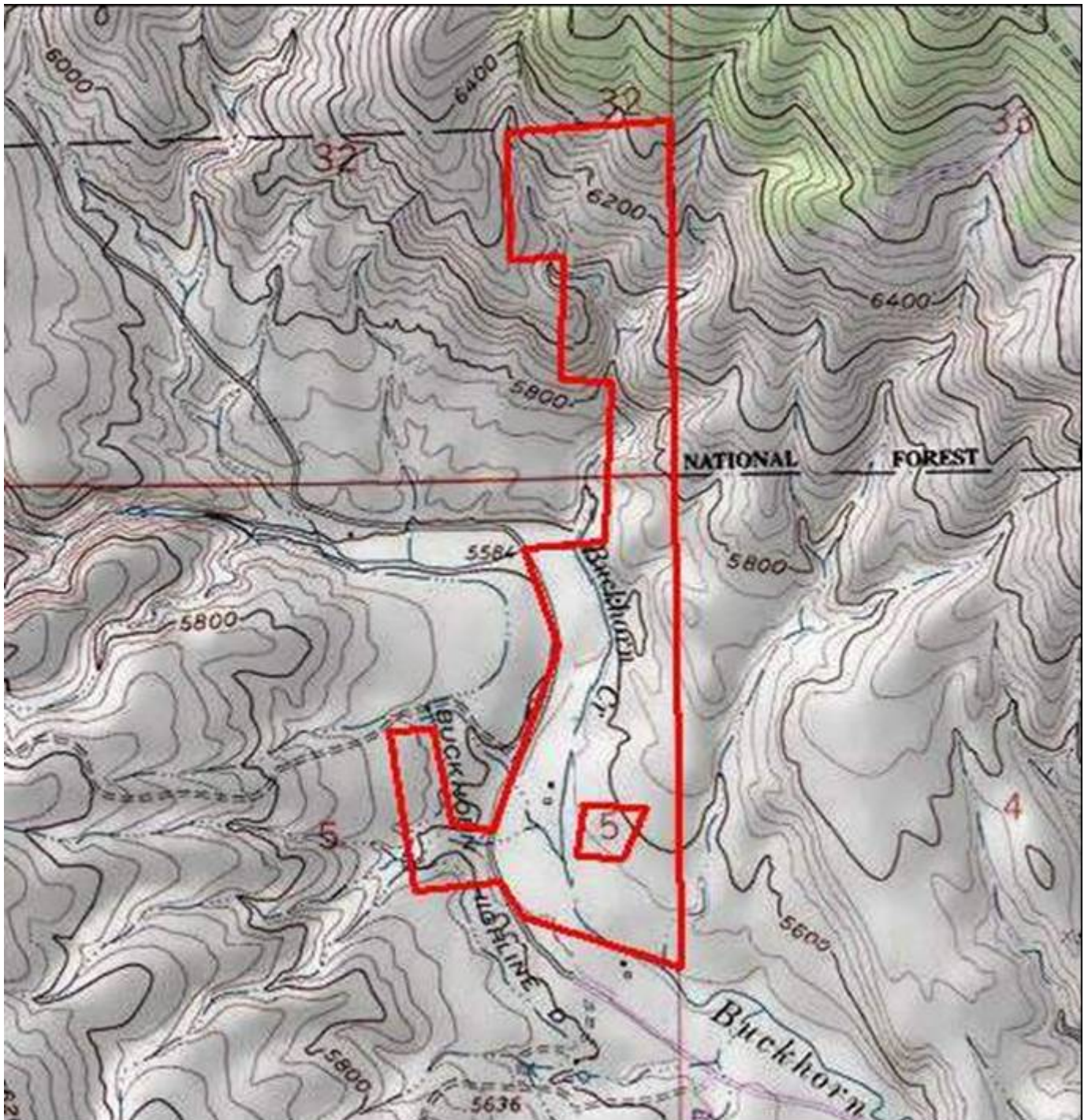
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Listing courtesy of Ranch Partners Real Estate





NOTE: Map boundaries are for general reference purposes ONLY and should not be considered accurate