

Double Barrel Hunting Lodge

406.28 Acres

Morgan County, CO

\$2,800,000



HAYDEN  OUTDOORS.

Double Barrel Hunting Lodge

TOTAL ACRES:

406.28

PRICE:

\$2,800,000

COUNTY:

Morgan County

CLOSEST TOWN:

Brush, CO

Presented by



Seth Hayden

📍 Broker Partner, Licensed in CO, UT & WY

✉ Seth@HaydenOutdoors.com

📞 970.692.6321



HAYDEN OUTDOORS.
REAL ESTATE





Property Summary

Double Barrel Hunting Lodge offers some of the best duck, goose, and spring snow goose in hunting in Colorado. This world class waterfowl experience is stocked with heated pit blinds with built-in cooktops. Located 90 miles east of Denver, Colorado, Double Barrel Hunting Lodge sets on 400 + private acres with 17 DU hunting ponds and boasts a hunting and fishing lease on the 200 acre Vancil Reservoir which is the area's prime waterfowl roost.



Activities & Amenities

ATV/Off Road

Beach Access

Cattle/Ranch

House/Cabin

Hunting - Big Game

Hunting - Upland Birds

Hunting - Waterfowl

Irrigation

Natural Spring

Outbuilding/Barn/Shed/Shop

Water Access

Water Rights

Waterfront

Land Details

Address: 25825 County Road Y,
Snyder, Colorado 80750, USA

Closest Town: Brush, Colorado

Total Acres: 406.28

Leased Acres: 400.00

Elevation: 4,800

Topography: Level to Rolling.

Water Rights: Yes

All water rights tributary, non-tributary and
not non-tributary transfer with the sale.

Estimated Taxes: \$21,284.48 - 2021

Source of lot size: Unknown

Building Details

Homes: 1

Style of Home(s): Ranch

Finished Sq. Ft.: 2,240

Bedrooms: 4

Full Bathrooms: 2

Basement: None

Cooling Systems: Forced Air Cooling



Land

Double Barrel is +-400 contiguous acres of rolling grass land featuring 17 ponds. The ponds were designed by Ducks Unlimited. The ponds are tied together and fill from seep and overflow pipes from Vancil Reservoir each spring and early fall. This area is known to be the mecca of waterfowl for Colorado. The ponds have blinds throughout the 40+ acres of ponds with underground power run for pits and ice-eaters.

The property also has irrigation set up to water millet around the ponds which further enhance the dove and duck hunting.

Improvements

The main improvement is the Lodge. It is a 3,000 sf home with 4 bedrooms and 2 baths that can sleep up to 17 people in its current configuration. It boasts an open concept with a great room and open kitchen to host a slew of buddies and is complete with a pool table, card table and large dining room table. It is a fantastic place to have a beer and talk about the hunt.


There are two metal outbuildings and a two car garage to hold all of your hunting equipment. There are also pheasant pens and brooding houses to add another species to hunt when the morning waterfowl hunt is over.

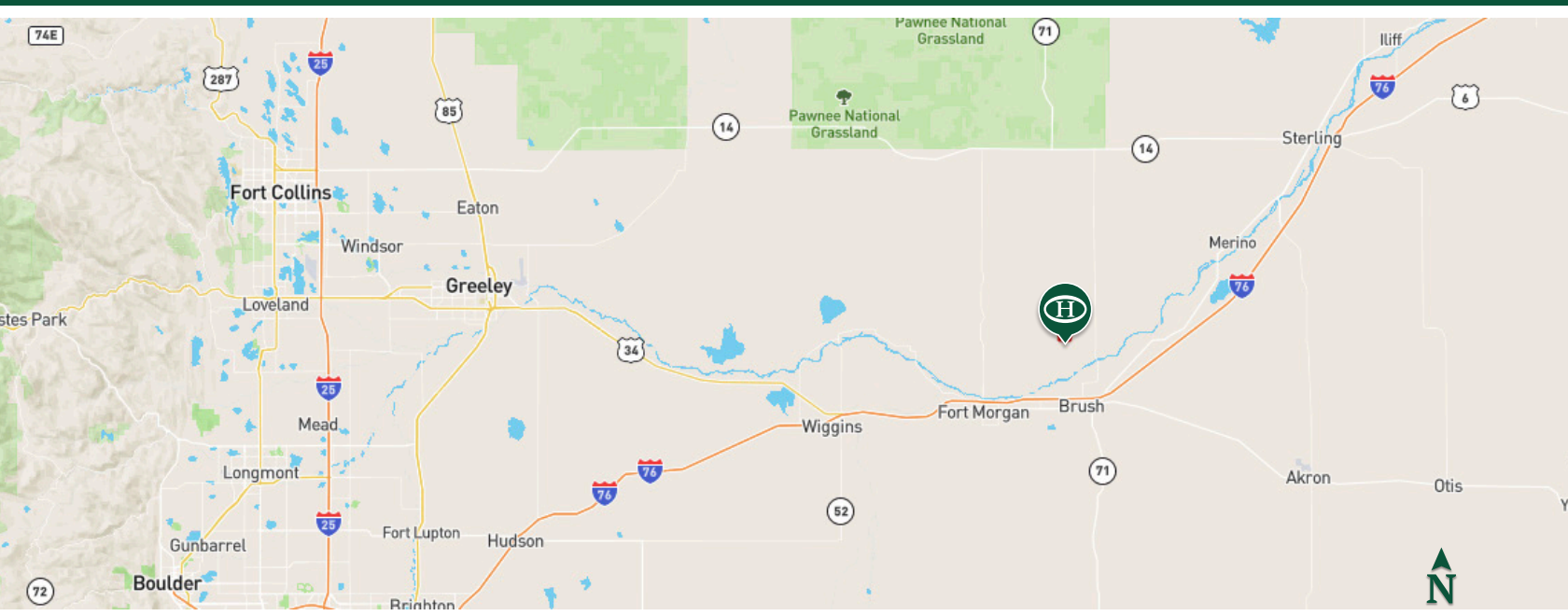






BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary





Recreation

This is some of the best waterfowl hunting in Colorado. Between the area of the South Platte, the ponds on the property and the lease on Vancil Reservoir you can really control the roost. The summertime fishing is excellent on Riverside Reservoir and is private to you as long as one keeps the lease in place. Currently there are 3 years left on the lease.

I have spoken to 100's of hunters that have hunted this property over the years and they love it. It is one of the most consistent spots in Colorado for ducks, geese and snos.

Water/Mineral Rights & Natural Resources


There are general well water rights for the home and for agriculture. The ponds fill off a designed overflow system to Riverside Reservoir each spring and fall.

Location

The property is located 90 miles northeast of Denver. It is 80 miles from Fort Collins and offers great year round access for all your hunting needs.







Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





**HAYDEN
OUTDOORS®
REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors, LLC

501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | www.HaydenOutdoors.com

DISCLAIMER: Hayden Outdoors, LLC is a licensed real estate brokerage in multiple US states. For a complete list of states and territories, please visit HaydenOutdoors.com/About. © Copyright 2022 Hayden Outdoors, LLC. All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates make no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics or other items contained in this magazine.

The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



HAYDEN OUTDOORS.
REAL ESTATE



866.741.8323 · www.HaydenOutdoors.com