

# 2915 Weaver Ranch Rd

37 Acres | Larimer County, CO



HAYDEN  OUTDOORS.



# 2915 Weaver Ranch Rd

TOTAL ACRES:

37

COUNTY:

Larimer County

CLOSEST TOWN:

Virginia Dale, CO

*Presented by*



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## Property Summary

Welcome to this secluded 37 acres, end of road privacy and Fish Creek meandering across the property.

## Land

A hidden gem of a property with incredible views, massive rock outcroppings, hiking trails, complete privacy and breathtaking beauty. Fish Creek runs through this property creating ample opportunity to view moose and elk playing in their natural environment. Enjoy a beautiful sunset relaxing creek side next to the fire pit.







## Land Details

Address: 2915 Weaver Ranch Rd,  
Virginia Dale, Colorado 80536

Closest Town: Livermore

Total Acres: 37.00

Deeded Acres: 0.00

Leased Acres: 0.00

Elevation: 7433

Estimated Taxes: \$4,951 - 2022

Source of lot size: Unknown

## Building Details

Homes: 1

Style of Home(s): Ranch with walkout

Finished Sq. Ft.: 3470

Bedrooms: 4

Full Bathrooms: 3

Basement: Full finished

Parking Types:

Attached Garage

Total # of Spaces: 2

Heating Systems:

Fireplace

Forced Air

Wood Stove





## Improvements

This inviting custom log home features amazing views from every window. Nothing has been overlooked in this lovingly cared for home. Features include, heated workshop, screened in porch, stone coated steel roof with 50 yr warranty, gas fireplace, wood burning stove, sauna, hot tub, steam shower and Jacuzzi bath. There is a whole house backup generator, two water heaters, an amazing well, cell phone booster system, plenty of storage and an oversized two car garage. There is also an area for a larger outbuilding.

## Recreation

Recreation is endless with hiking, biking, horseback, hunting and fishing.















## Location

Virginia Dale, Colorado, located along the Overland Trail in Larimer County, began as a stagecoach station in 1862. There are a few historic sites in the area that add to the magic of the property.

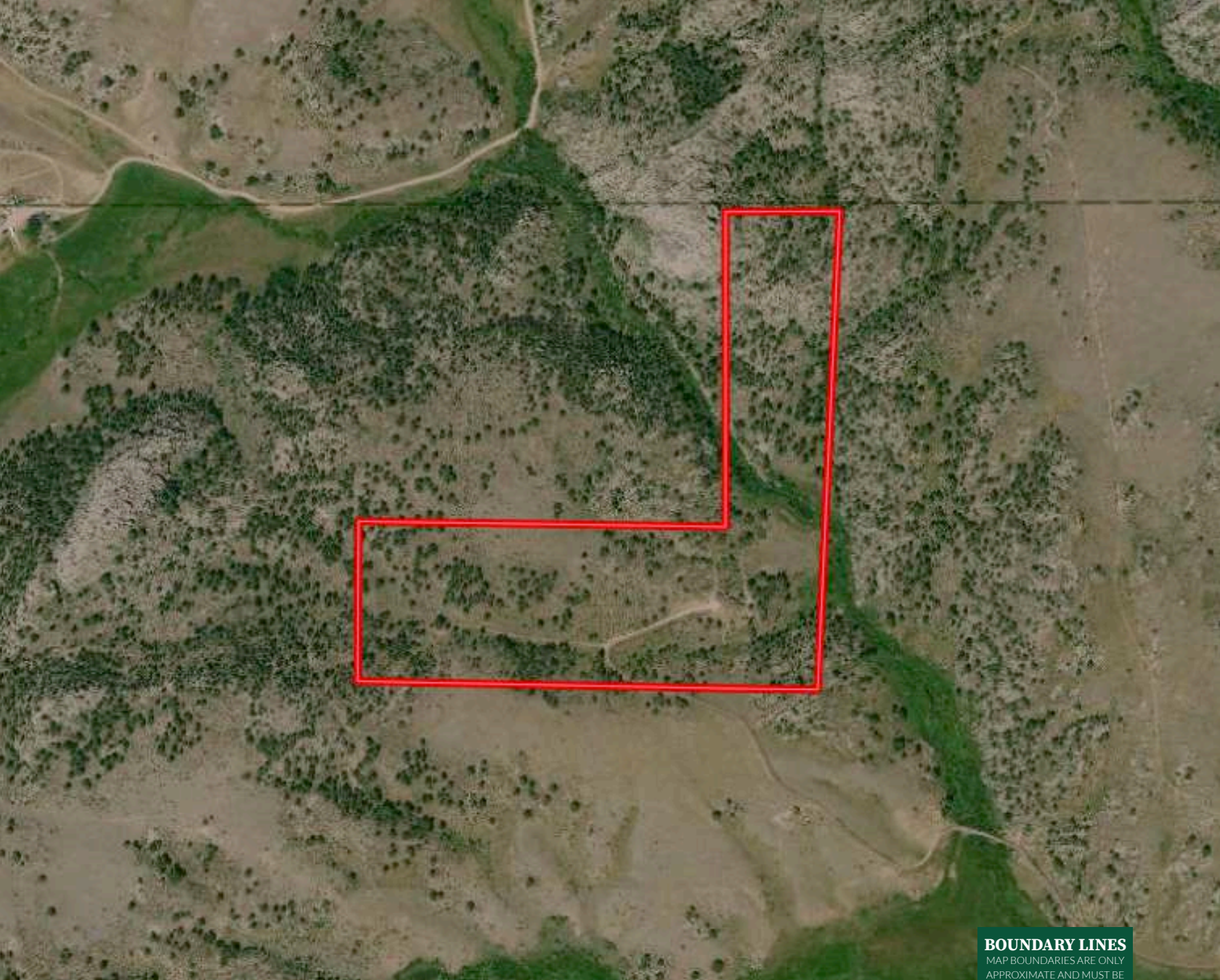
45 Min to Fort Collins CO, 40 Min to Laramie WY and 2 hrs from Denver International Airport.

GMU 191 Elk, Deer, Moose and Small Game are abundant in the area, National Forest access close by.

Come and see for yourself, you will not want to leave.

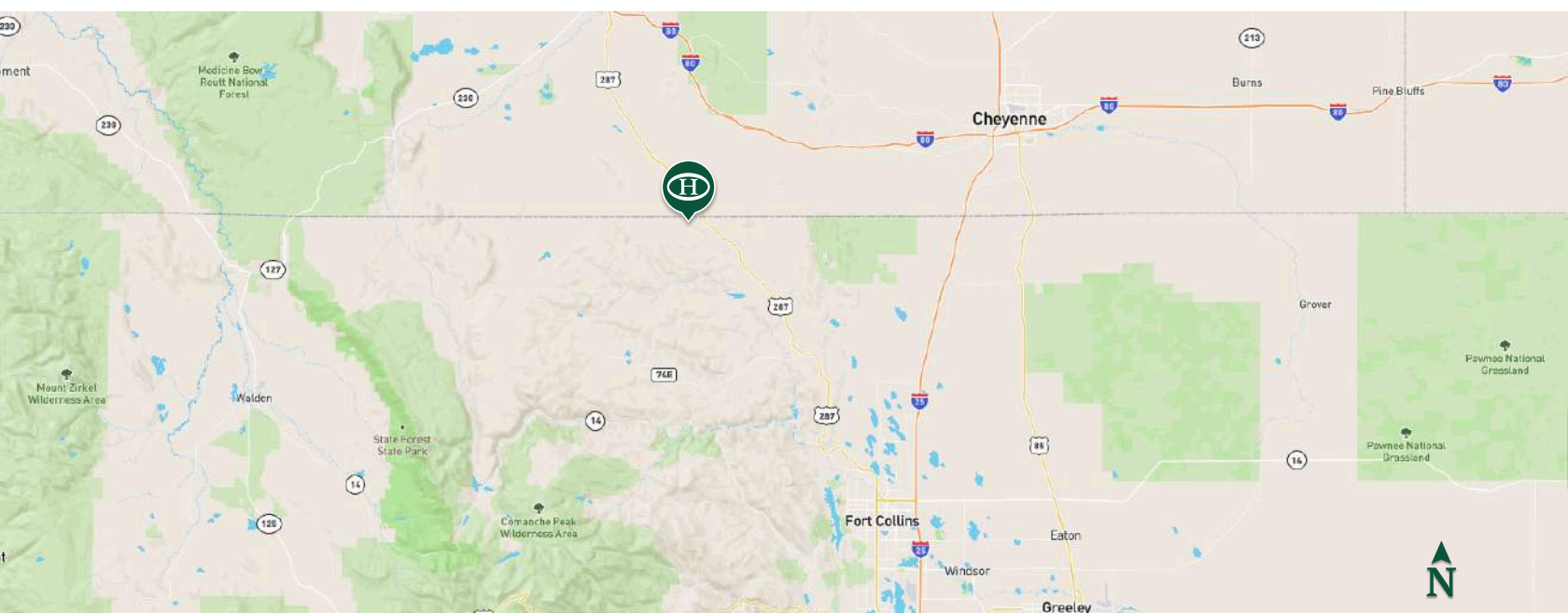






**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary





# 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 bring buyers to purchase our properties. We offer cooperating 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*

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testimonials







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 Real Estate

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