

Myers Lake Estate

48.00 Acres

Weld County, CO

\$3,500,000



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Activities & Amenities

ATV/Off Road
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Outbuilding/Barn/Shed/Shop
Pond/Lake
Water Access
Water Rights
Water View
Waterfront

Land Details

Address: 13520 County Road 72,
Eaton, Colorado 80615, USA

Closest Town: Eaton

Total Acres: 48.00

Deeded Acres: 48.00

Zoning: Agricultural (NEC)

Elevation: 4825

Pasture Acres: 12

Water Rights: Yes, Existing Woods Lake
water right transfers with the property.

Estimated Taxes: \$3,508 - 2023

Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Style of Home(s): Ranch

Finished Sq. Ft.: 5047

Unfinished Sq. Ft.: 676

Bedrooms: 4

Basement: Full finished

Parking Types: Attached Garage & Driveway

Fence Type: Pipe

Cooling Systems: Forced Air Cooling

Heating Systems: Fireplace & Forced Air

Waterfront Features: Lake Front Patio



About This Property

Myers Lake Estate is a unique opportunity to own a custom home with a private lake steps from the back porch. Through the beautiful fence and gate entry, the estate home boasts approximately 5,047 square feet of living space and is situated on over 48 acres, featuring a 20-acre lake. Nestled between Eaton and Windsor communities, this private estate offers a beautiful Colorado front-range setting.





Improvements

The heart of the beautiful home features an open floor plan with a large eat-in kitchen, formal dining room, and living area with a stunning rock fireplace as a focal point. The updated kitchen features stainless appliances and a large commercial range with double ovens. The living room features large windows overlooking the lake and neighboring farmland against a background of the Rocky Mountains.

The primary bedroom suite is spacious and has panoramic window views. The luxury primary bathroom features double sinks with added cabinets and counter space, a 10-shower head spa shower, and access to the two large walk-in closets.

There are three additional bedrooms, bathrooms, and a spacious basement entertainment room.

The grounds around the house are incredibly well thought out and manicured, complete with mature trees and maintained landscaping. A large patio with ample space for entertaining overlooks the private lake. Additionally, the property has a beautiful horse barn, corrals, pipe-fenced pasture of irrigated pasture with water rights.

Systems include septic, propane heat, central air, and North Weld County Water District water supply.

The caretaker residence is a 1,320-square-foot modular home with three bedrooms and two bathrooms located on a separate parcel with a separate entrance.





Recreation

This 48+/- acre gem is set up for multiple recreational activities. For those seeking an equestrian property, the two-stall horse barn with a tack area that opens to the piped corral and pasture would provide well-thought-out accommodations. This private lake provides ample hunting opportunities for waterfowl enthusiasts in winter. The private 20+/- acre lake could be developed to be a fisherman's dream and support bass, crappie, bluegill, and catfish. Countless birds call Myers Lake home, including great blue herons, Canada geese, ducks, and pelicans... a bird watchers' paradise. An existing Woods Lake water right will be transferred with the property.



Region & Climate

This area offers a beautiful four-season climate tucked along the front range of the Rocky Mountains with no shortage of things to do year-round. It is located at approximately 4700 feet above sea level.





Location

Myers Lake Estate is located between Windsor and Eaton, Colorado. Both cities are thriving mid-sized cities with a small-town atmosphere. They are perfectly located near Fort Collins, Loveland, and Greeley and have convenient access to Highway 85 and I-25. These communities boast a blend of Northern Colorado's wonderful mountain landscape and activities.

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Buyer Process

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- RICK STEINER, SELLER/BUYER

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 Boundary

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