

950 Meadow Creek Rd

35.12 Acres

Larimer County, CO

\$625,000



HAYDEN  OUTDOORS®

950 Meadow Creek Rd

TOTAL ACRES:

35.12

PRICE:

\$625,000

COUNTY:

Larimer County

CLOSEST TOWN:

Livermore, CO

Activities & Amenities:

Beach Access
Boat Slip
Boating/Sailing/Rafting
Borders Public Lands
Conservation Easement
Cycling/Mountain Biking
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/
Varmint, Small Game & Turkey
Pond/Lake
Propane
Stream/River
Water Access
Water View
State Hunting Unit: 191

Land Details:

Address: 950 Meadow Creek Rd,
Livermore, Colorado 80536, USA
Closest Town: Livermore
Total Acres: 35.12
Deeded Acres: 35.12
Estimated Taxes: \$2,300 - 2024
HOA Dues: \$4,600

Building Details

Homes: 1
Style of Home(s): cabin
Finished Sq. Ft.: 1040
Bedrooms: 3
Basement: None
Heating Systems:

- Fireplace

Property Summary

Another gem in the Meadow Creek part of Phantom Canyon Ranches! There are 35 deeded acres with a 3 bedroom 1 bathroom cabin, yet the amenities are of a large ranch with private access to many recreational activities. This low maintenance property is a perfect set up for anyone wanting to escape the hustle and bustle.

Improvements

This 3 bedroom cabin sits on 35 acres with Meadow creek meandering right out the front porch. This cabin has been updated and cared for by its owners, the larger open kitchen and living room is highlighted by large moose antler chandeliers and large windows that look out onto the fully screened front porch. Three bedrooms (two large and one small) on the main level and a large loft area make this one of the larger cabins. The cabin is serviced by propane and electric, septic vault and water is delivered by the property's caretaker into a cistern (water delivery can be delayed by snow/ice on the access road). High Speed internet is available (with use of MiFi or satellite dish).

Recreation

The property is in the Meadow Creek parcel of Phantom Canyon Ranches. Phantom Canyon Ranches (PCR) has over 8,000 acres located around Halligan Reservoir and the North Fork of the Cache La Poudre River. The PCR covenants limit the location and the number of buildings that can be erected and control the activities that can be carried out on the land, in order to protect and preserve the environment, wildlife, natural beauty and historic context of the area. Property owners within a parcel can choose collectively to add further requirements.





Recreation

The Meadow Creek parcel has 9 owner cabins and a 10th cabin designated for a caretaker. The location of the structures followed a cluster pattern, so the remainder of the almost 510 acres is undivided and open to hiking for all Meadow Creek owners. The Meadow Creek parcel owns an additional two building sites in the west end of the Jackson Park parcel, and therefore has access to Jackson Park's approximately 1000 acres. It also has a 2 ½ mile border with a Colorado Parks and Wildlife (CPW) wildlife protection area; the CPW area is open for public hiking May 1 – August 31. Phantom Canyon Ranches has two "commons" areas – the Halligan Common Lands around Halligan Reservoir, and the Canyon Common Lands which are on the North Fork, downstream of the Nature Conservancy Phantom Canyon Preserve. The common areas are open to all landowners within Phantom Canyon Ranches for hiking and for fishing. PCR landowners fish on Halligan Reservoir, and have access to the tailwaters below the Halligan dam. The sections of the North Fork within the PCR common areas are open only to PCR landowners.

General Operations

The caretaker on the property lives in the "10th" cabin within Meadow Creek and provides care and management for the entire property year around. Caretake is part time, however lives on the property year-round.

Region & Climate

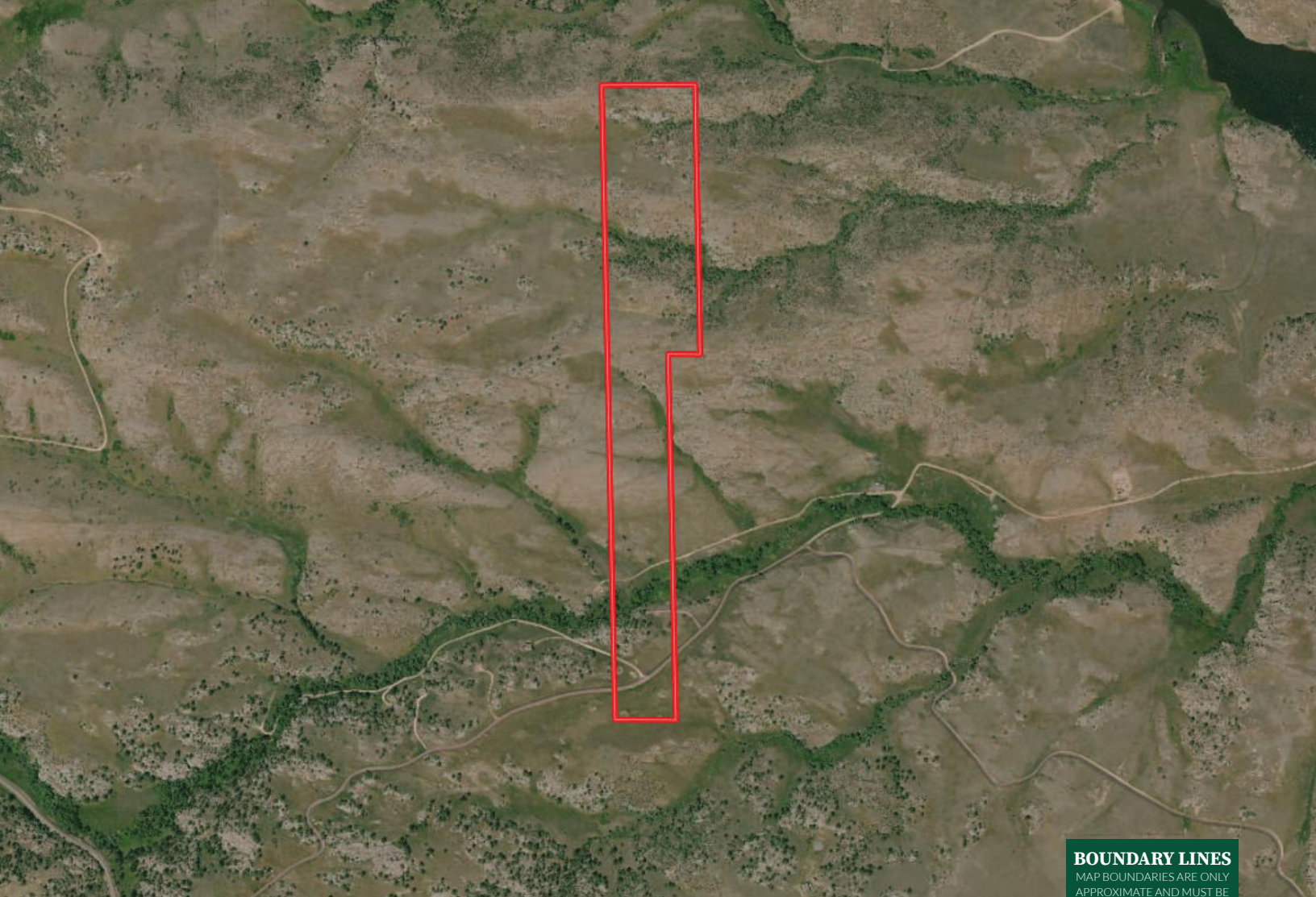
This property is located at 6550' in elevation making it a perfect location for year around access and enjoyment.

Location

This property is located 40 min to Fort Collins Colorado and 2.5 hrs from Denver International Airport.

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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
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VERIFIED FOR ACCURACY.

 Boundary



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