

# Dickerson Homestead

40.70 Acres | Larimer County, CO | \$850,000



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## Activities & Amenities

ATV/Off Road  
Borders Public Lands  
Cattle/Ranch  
Equestrian/Horse Property  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Natural Spring  
Propane  
Wooded  
Solar

## Land Details

Address: 33229 Buckhorn Rd.,  
Bellvue, Colorado 80512, USA  
Closest Town: Bellvue  
Total Acres: 40.70  
Deeded Acres: 40.70  
Leased Acres: 0.00  
Zoning: AG  
Elevation: 8300' - 8700'  
Estimated Taxes: \$2,732 - 2024  
Source of lot size: Other

## Building Details

Homes: 1  
Style of Home(s): Ranch  
Finished Sq. Ft.: 2329  
Bedrooms: 2  
Full Bathrooms: 1  
Quarter Bathrooms: 1  
Basement: None



### **About This Property**

The Dickerson Homestead is located up Buckhorn Road in the town of Bellvue, CO. Consisting of 40.7 +/- acres surrounded on 3 sides by National Forest, this historic property features a rare blend of history and recreation. Not only is the Dickerson Homestead unique in history, it also is conveniently located in Colorado GMU 19 and 20. There is a grazing lease on the property giving it an AG status.





## Land

Spanning 40.7 acres, the Dickerson Homestead offers a picturesque landscape characterized by its expansive open meadows, which are gracefully bordered by clusters of vibrant aspens and willows. This diverse terrain creates an ideal habitat for a variety of game species, including elk, deer, and moose, which are frequent visitors of the surrounding area. A year round creek meanders through the land, serving as a water source for wildlife. The property boasts breathtaking 360-degree mountain views, providing a panoramic glimpse into the rugged beauty of the surrounding mountain ranges. Visitors of the Dickerson Homestead are treated to a true Colorado experience.

## Improvements

This charming rustic cabin, spanning 2,329 square feet, features 2 bedrooms and 1½ bathrooms, blending modern comforts with historical character. The loft bedroom offers exceptional views of the surrounding landscape through its windows on all sides. The second bedroom is housed in one of the original cabins from the Dickerson Homestead, which was preserved and incorporated into the new structure built in 2009. This current cabin creatively integrates the history of the property by using reclaimed wood from the original Dickerson cabin, which was deconstructed after the expiration of a 100-year lease. The cabin's design celebrates its heritage while offering modern amenities, including a spacious living room with a cozy wood-burning fireplace, a kitchen furnished with charming antiques, and a large sunroom that overlooks the picturesque creek and meadow. Every detail of this property is thoughtfully crafted, reflecting its unique historical significance and natural beauty. The cabin is off grid and runs off of a stand alone generator. The solar panels are connected to an inverter with maintenance free battery storage of approximately 5000 watts to provide 120 watt service. There is also a propane tank and a spring for water. Due to the history of all of the furnishings, the cabin is being sold "as is" fully furnished.





### Recreation

The Dickerson Homestead offers unlimited recreational opportunities. Located within both Game Management Units (GMUs) 19 and 20, the property is a prime location for hunting, known for its quality deer and elk populations, as well as opportunities for predator and turkey hunting. Its unique location bordering the National Forest on 3 sides provides unparalleled access to additional hunting. In addition to hunting, the area supports a wide range of outdoor activities, including hiking, mountain biking, fishing, and rafting. Whether one prefers to relax at the cabin or adventure off exploring the surrounding National Forest, the Dickerson Homestead is ideally suited to accommodate all kinds of outdoor enthusiasts.



### Water/Mineral Rights & Natural Resources

The source of water for the property is through a spring. There is a spring agreement in place to assure that water is accessible for the future owners.





## History

The Dickerson Homestead, located near Bellvue, Colorado, has a rich history that reflects the broader settlement patterns of the American West. Established in the late 19th century, the homestead is a classic example of early homesteading efforts in the region. The Dickerson Homestead was home to Alice and Helen Dickerson. Alice and Helen grew up on what's known to be one of the last homesteads in the lower 48. Alice and Helen were both known for their hard work and craftsmanship that kept the homestead operating after the passing of their father. The sisters were best known for their artwork. Alice painted and Helen wove pine needle baskets. What is now known as Buckhorn Road used to receive heavy traffic on the weekend from people coming to visit Alice and Helen's store that they sold their crafts out of on the property. Today, there is a memorial for both Alice and Helen on the property to commemorate the history they left behind in Larimer County. The full story of the life of the Dickerson sisters can be read in the book "Apples of the Mummy's Eye" written by Elyse Deffke Bliss.

## Location

Bellvue, Colorado, is a charming, small community nestled in the foothills of the Rocky Mountains, just a short drive from Fort Collins. Bellvue is known for its serene natural beauty and outdoor recreational opportunities. The area offers stunning views of the surrounding mountain ranges and is a gateway to hiking, fishing, and nature exploration. With its close-knit community atmosphere and historic significance, Bellvue provides a peaceful retreat while still being conveniently accessible to the amenities and cultural offerings of nearby Fort Collins.

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*- RICK STEINER, SELLER/BUYER*

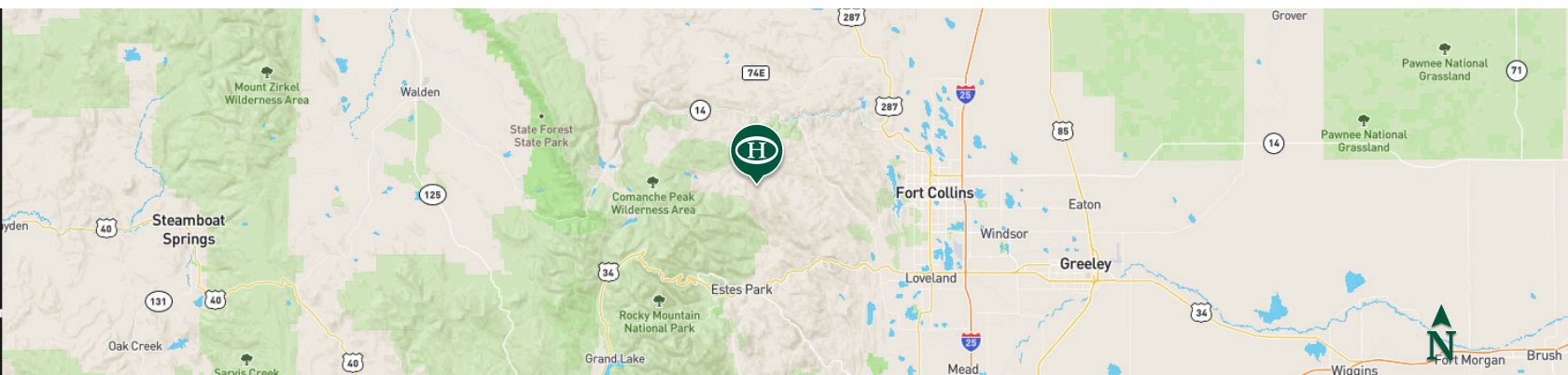
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