

# \$3,150,000 - 2237 W County Road 8, Berthoud

MLS® #IR1028594

Listing Office: Hayden Outdoors - Windsor

## \$3,150,000

0 Bedroom, 0.00 Bathroom,  
Land on 43 Acres

none, Berthoud, CO

This almost 43 acre piece is in a prime area as horse property or future development and with a gentle slope to the south. Add to that, there are 6 1/2 shares of Handy Ditch water with 7 Dry Creek Lateral carrying shares. Sitting 1/2 mile west of Hwy 287, there is great access to Loveland, Longmont and a shortcut to Estes Park. TPC at Heron Lakes is less than 10 minutes away. The town of Berthoud, a hidden little gem in northern Colorado, is within a mile and incredible views of some of the highest peaks in the Rockies can be yours every day. There is an old home, about 1580 sqft built in 1905, that had been rented until recently and has a Little Thompson water tap. It might be perfect for a horse property base or a developer office. A large barn, silo, 2 grain bins, several sheds and outbuildings dot the northern portion of the parcel. Barn, farmhouse and loafing shed all have new roofs. There is a Right of First Refusal by a neighbor for this property. The property is currently being farmed and the lease can end at harvest. This has been recently parceled off, have recorded survey with new legals and are awaiting county process.



REcolorado

RECOLORADO

**Listing Courtesy of Hayden Outdoors - Windsor**

## Essential Information

MLS® #

IR1028594

Price	\$3,150,000
Bathrooms	0.00
Acres	42.86
Type	Land
Sub-Type	Improved Land
Status	Active

## Community Information

Address	2237 W County Road 8
Subdivision	none
City	Berthoud
County	Larimer
State	CO
Zip Code	80513

## Amenities

Utilities	Electricity Available, Natural Gas Available
View	Mountain(s)

## Exterior

Lot Description	Secluded
-----------------	----------

## School Information

District	Thompson R2-J
Elementary	Other
Middle	Other
High	Other

## Additional Information

Date Listed	March 15th, 2025
Zoning	ag



Terms and Conditions: The content relating to real estate for sale in this Web site comes in part from the Internet Data eXchange ("IDX") program of METROLIST, INC., DBA RECOLORADO® Real estate listings held by brokers other than RE/MAX Professionals are marked with the IDX Logo. This information is being provided for the consumers personal, non-commercial use and may not be used for any other purpose. All information subject to change and should be independently verified.

Copyright 2025 METROLIST, INC., DBA RECOLORADO® -- All Rights Reserved 6455 S. Yosemite St., Suite 500 Greenwood Village, CO 80111 USA

Listing information last updated on June 16th, 2025 at 4:49pm MDT