



440 La Hermosa Drive  
Bellvue, CO 80512

PRICE \$1,425,000



Farm/Ranch



2510 SQFT



5 Beds



3 Baths



2 Car



48 Acre

## PROPERTY DETAILS

Private 48-acre horse ranch above Fort Collins with a lovely family home, grazing, and farming. 2 parcels totaling 48.3 acres. 2 domestic use wells for watering animals and irrigation. Farm home with moss-rock fireplace, pellet stove, and basement wood-burning fireplace. Master suite with private balcony. Kitchen, living room, 2 bedrooms, and full bath on main floor. Walk-out basement with 2 bedrooms, living room, laundry room, and full bathroom. Mountain and meadow views. Fenced-in yard and gardening area. Fully fenced pasture. Cleary Steel Buildings with space for machinery storage and 4 animal stalls. Enclosed steel building with wood-burning stove. Whole-home generator and additional workshop structure. Forest Ag Management Plan for tax benefits. Perfect for a working ranch or moving an existing one. Must see in person to appreciate.



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