



Property Features

689 CATTLE DRIVE ROAD | LOVELAND



NEIGHBORHOOD & EXTERIOR FEATURES:

Exceptional and rare opportunity to own a 40-acre horse property with newer equestrian improvements in one of the most beautiful locations in the region. The property is level, easy to maintain and backs to Pinewood Reservoir. This is a truly turn-key horse property for the serious enthusiast. Located in a scenic area just a short drive from Carter Lake.

- Large wraparound decks and plenty of space for dogs and horses.
- Garage is fully insulated and sheet rocked
- New roof
- Newly painted exterior
- New windows
- Incredible views in every direction
- 40 acres with pastures, sophisticated fencing and numerous barns and arenas
- Diverse property with beautiful ridge with opportunity to build an outbuilding or other structure to capitalize on the incredible mountain and reservoir views
- Easy access to public trail that wraps around the reservoir
- Elk migration corridor offering incredible wildlife viewing opportunities

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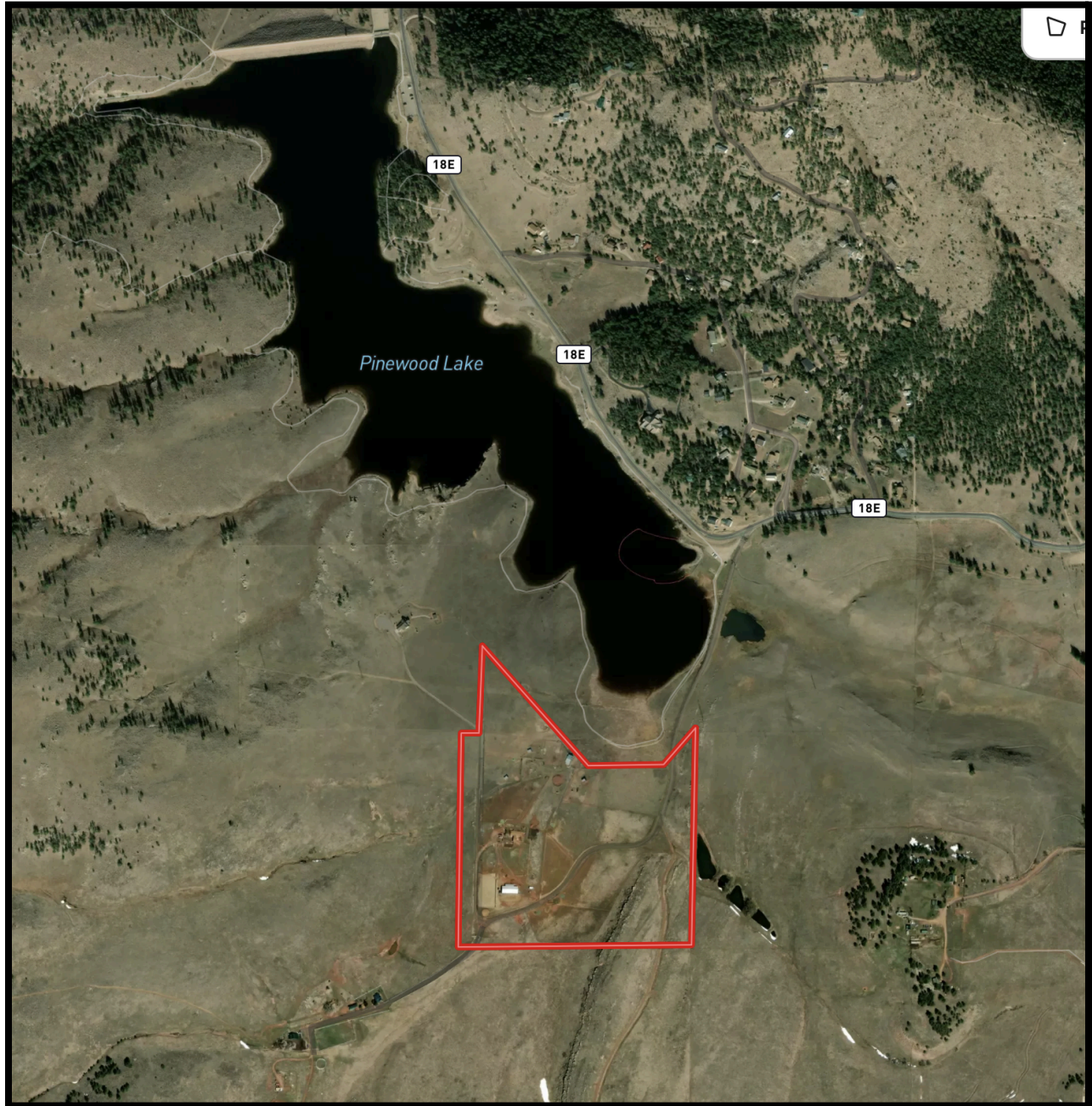


All data and information is deemed reliable, but not guaranteed. Buyer should verify.



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***Property Boundary Lines are illustrative and may not be accurate.
An ILC has been provided in this binder.***

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EQUESTRIAN & PROPERTY IMPROVEMENTS:

- (3) run-in sheds 12x24
- Rebuilt old barn/Added 30x60 (7) 12x12 stalls and 12x24 storage
- 96 FT x 40 FT barn with tack area and wash bay
- (10) 12x12 stalls
- (2) 12 x 24 foaling stalls
- 5500 FT of 48 inch tall pipe fence posts 12' OC, top rail and no climb wire including installation including 5 gates
- 655 FT of 48 inch 2 rail pipe fence posts 12' OC no wire including installation including 3 gates
- 584 FT of 3 strand electro braid post 20' OC including installation including 2 gates
- 239 FT of 1 strand electro braid on existing fence including installation
- 2 Grading for barn area and for arena area
- 8 watering post waters including installation
- 750' of 60 inch tall 4 strand and 1 strand on perimeter fence including 2 gates
- 700' 48 inch tall 3 strand posts 20"OC from old barn to road including 2 gates including installation
- 12 noble panel stall fronts with slide door, swing out feed door, 10 stall dividers
- 12 Nelson wall mount auto waters with 5 back to back kits and insulated tubes
- 410 FT of Electro braid from new barn to top of hill including 1 gate 3 strand 48 inch tall, posts 20' OC
- 2800 ft 4 strand electric post spaced 20 foot
- Runs for barn 36 foot long 12 wide with one double wide run, top rail and 4 strand electro braid
- 595 FT Lake pasture splitter fence 3 strand electro braid with 20 foot post spacing
- (2) Arenas fence 2 rail 48 inch tall, post spacing 12 foot
- Arena footing and base plus installation
- Dog fence 48 inch tall top rail, posts 12 foot spacing with no climb wire
- (2) Round pen fence, grading and Extra crusher fines for round pens
- Pig fence
- Solar Entry gate double with keypad entry
- 150 ft 48 inch pipe top rail no climb post
- Hay storage 14x52 one side open
- 2440 ft 48 inch top rail no climb replacing 750 House pasture fence wire and top
- Shed dividers
- Hay shed gutters
- 420 ft Solid fence add on outdoor
- Concrete in front of hay sheds
- 158ft Pasture split east of barn

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INTERIOR FEATURES

- Hardwood flooring in the main area and into the master bedroom. The master bedroom also has a walk-in closet and the bath has been expanded.
- Spacious kitchen with stainless steel appliances including large SubZero refrigerator and double ovens
- Second bedroom has new carpeting.
- Inside of the house has been painted and new baseboards added.
- Open and bright floor plan with lots of flexibility
- One level living - no stairs
- Easy access to large decks off main living areas
- Lots of interior storage
- Easy access to attached garage
- Spacious laundry room with front loading clothes washer and dryer
- Bedroom #3 is non-conforming currently used as a den but could easily be used as guest sleeping area

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CARTER LAKE RESERVOIR

Just a short drive down the hill from the property is beautiful Carter Lake is a 1,100 acre-reservoir. Almost 3 miles long and one mile wide, with a maximum depth of 180 feet, popular activities at this lake include fishing, sailing, water skiing, swimming, and scuba diving. Carter Lake is surrounded by 1,000 acres of public lands, including the [Roosevelt National Forest](#).

With multiple campgrounds, dedicated swimming areas, a wheel-chair accessible fishing pier, and trails surrounding the lake, there is something for everyone.

Biking: The 3.5 mile, lakeside [Sundance Trail](#) is open to bikers, hikers, and horseback riders. Dogs are also permitted as long as they remain on a leash.

Boating: In the summer, Carter Lake is a popular place to see sailboats, powered watercrafts, water skiing, and sailboards. The three boat ramps are located at the marine, South Shore Campground, and North Pines Campground. Before entering the water, boats must be inspected for aquatic nuisance species. Boats must travel in a counter-clockwise direction.

Fishing: Fishing from shore, anglers can catch trout and an occasional walleye or largemouth bass. You can increase your luck from a boat.

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PINEWOOD RESERVOIR

This scenic reservoir is truly your backyard with 327 acres of public lands encircling this idyllic 100-acre reservoir. Kayaking, camping and fishing make it the ideal place for a little fun in the mountain.

Boating: Wakeless, non-motorized boats are permitted on Pinewood Reservoir. The lake is popular for kayaks, stand-up paddleboards, and canoes. To launch, visitors can use the boat ramp which is located near the campground on the reservoir's eastern shore.

Fishing: Pinewood Reservoir is extremely popular for trout fishing among anglers with a valid Colorado fishing license. In addition to Rainbow, Brown, Lake, and Snake River cutthroat trout, stocked Tiger Muskies can also be caught here. Fishing can be done along the shore, or from a boat on the water. Although the area is open year round, ice fishing is strictly prohibited in Pinewood Reservoir.

Hiking & Mountain Biking: There are hiking and mountain biking opportunities at the Pinewood Reservoir along the Ramsay-Shockey and Blue Mountain trails. Visitors have the option of circumnavigating the reservoir or heading up the Shoshone Trail for a higher elevation view of the area.

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UTILITIES AND INTERNET ACCESS

ELECTRIC:

PROPANE:

WATER:

SEPTIC SYSTEM: Permit Number

TRASH:

MAIL:

INTERNET:

PROPERTY INSURANCE PROVIDER:

PROPERTY TAXES: 2023: \$

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