



SANCTUARY RANCH

Berthoud, Colorado

Approximately 140 acre ranch that is a rare find along the Front Range of the Rocky Mountains. Composed of several ridges and valleys, the native land is untouched and distinctive. It can be developed to be an exclusive rural sanctuary restricted to a limited number of home sites, or a spectacular trophy residence and private ranch. Inhabitants can relax with their coffee as the sunrise brightens the view stretching from Wyoming to Southern Colorado. The evening glass of wine is accented by the moon rising ahead of the millions of lights which will soon cover the Front Range like a shimmering carpet. Weekends are spent leisurely exploring the untouched beauty of your 140 plus acre private preserve.



Several development options have been pursued for the ranch. The obvious option is a single landowner who is purchasing the entire parcel for their own private sanctuary, use and enjoyment. For an astute Developer, the density usage is the MRD, or, Minor Residential Development option which is in essence a small subdivision type development through Larimer County which allows for up to approximately 20 or more home sites.

Offered for \$1,960,000 (\$8,500 acre)

CONTACT: KAREN CLAYCOMB

MASON  **MORSE**
RANCH COMPANY

214 8th Street Suite 100 Glenwood Springs, CO 81601

(877) 207-9700 karen@ranchland.com

www.ranchland.com