



TWIN PEAKS FARM

Loveland, CO

Twin Peaks Horse Farm, located just minutes south of Loveland, Colorado, is an immaculate self-contained horse facility and owner's home located on 10 acres. The property sets in horse country amidst other horse farms in this popular area. The property is well located on Highway 60 just three miles west of I-25 and on a private cul-de-sac driveway. The facilities are in excellent condition and consist of a show barn, breeding barn, hay and equipment storage barn and a 2,400 square feet owner's home. The property has excellent access, location and a remarkable setting with the snowcapped Rocky Mountains in the background. The property has exceptional improvements consisting of a beautiful home, three Morton barns including a mare/breeding barn with attached stallion/feed/storage barn and a show barn. Although rural and agricultural, the farm is served with public water.

Irrigation of the pasture is provided by one share of the Consolidated Home Supply Ditch and Reservoir Company water stock. This water is adequate for the pasture acreage, additional early irrigation may be

possible. The owner has installed a new furnace air conditioner and hot water heater in the past two years. The 30 year asphalt roof, large front covered porch and landscaping were installed in 2002. In an addition to the main home the property includes an office/lounge/kitchenette that could be converted to a living area above the show barn.

Offered for \$885,000

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