

SANCTUARY RIDGE RANCH

BERTHOUD, COLORADO | 106 ACRES | \$1,545,000

Sanctuary Ridge Ranch spans approximately 106 contiguous, fenced acres—an uncommon gem nestled in the northern Front Range of the Rocky Mountains. Featuring rugged rock ridges, serene valleys, and gently rolling pastures, this secluded property remains untouched by development. It's an extraordinary find in the foothills, offering multiple pristine sites to build your ideal homestead and ranch facilities. Enjoy sweeping 360-degree views of cities, plains, lakes, foothills, and the majestic, snow-capped peaks of the Rockies. This is a blank canvas, ready for you to transform into your own private sanctuary.

The ranch is located just 20 minutes from Interstate 25 and the Highway 56 or Hwy 402 exits. It is located within 30 minutes or under, of several major Northern Colorado cities, including Fort Collins, Loveland, Longmont and Boulder. And just a 45-minute drive to Metro Denver area, and about 75 minutes to DIA. Sanctuary Ridge Ranch is secretly nestled within the rock ridges and valleys of the foothills, just 8 miles west of Berthoud, Colorado. The entrance to the property is on a paved and maintained Larimer County Road.

Berthoud, known as "the garden spot of Colorado," is a small, quaint and historic community. It is primarily a farming community with a population of around 13,000 people. There are numerous restaurants, shopping centers and conveniences. The schools in the area are top notch. The town is also now the home of one the newest TPC Golf Courses and was rated by Golf Digest as one of the top 100 golf courses in the U.S. in 2021.



ACREAGE AND DESCRIPTION

The approximate 106 acres consists of a large native grass valley to the east, with numerous moss rock ridges on the east and west, scattered with mature pines, Mountain Mahogany, Wild Plum and Choke Cherry in the riparian area. The 106 acres is divided into three contiguous parcels of 35 plus acres each, however, the seller will not entertain selling them separately. Although, this would be a perfect scenario for a family compound or ranch. The ridges all have excellent views that can never be obstructed. There are several suitable building sites to choose from at each vista. From the premier ridge top area on the ranch there is a breathtaking 360-degree view of the mountains, back ranges and Front Range, as far as the eye can see.

WATER

The property will need to be serviced by a well when the building site is determined. There is a spring in the south canyon which seasonally forms a small waterfall and pools as it traverses down the small canyon. The rock outcroppings at this site are beyond description.

WILDLIFE & RECREATION

Sanctuary Ridge ranch has an abundance of wildlife year-round. Most frequent and numerous are herds of mule deer and elk. There are also coyotes, rabbits and occasionally bobcats and bears. Birds of all kinds are abundant on the foothills ranch, including quail, pheasant and birds of prey.

Minutes away to the west of the ranch is Carter Lake, an 1,100-acre reservoir that has full recreational facilities including moorings, boat docks, a sail boat yacht club and visitor's center. Primary activities in and around the lake are sailing, fishing, water skiing, along with camping and hiking. Fishing opportunities include Trout, Walleye and Bass. There is a second reservoir being constructed behind Carter Lake.

In addition, there are currently over 22 golf courses within 30 minutes of the ranch. With Rocky Mountain National Park and Estes Park less than 30 minutes up the canyons, year-round sporting and outdoor activities await. Ski resorts are as close as 45 minutes from the ranch.



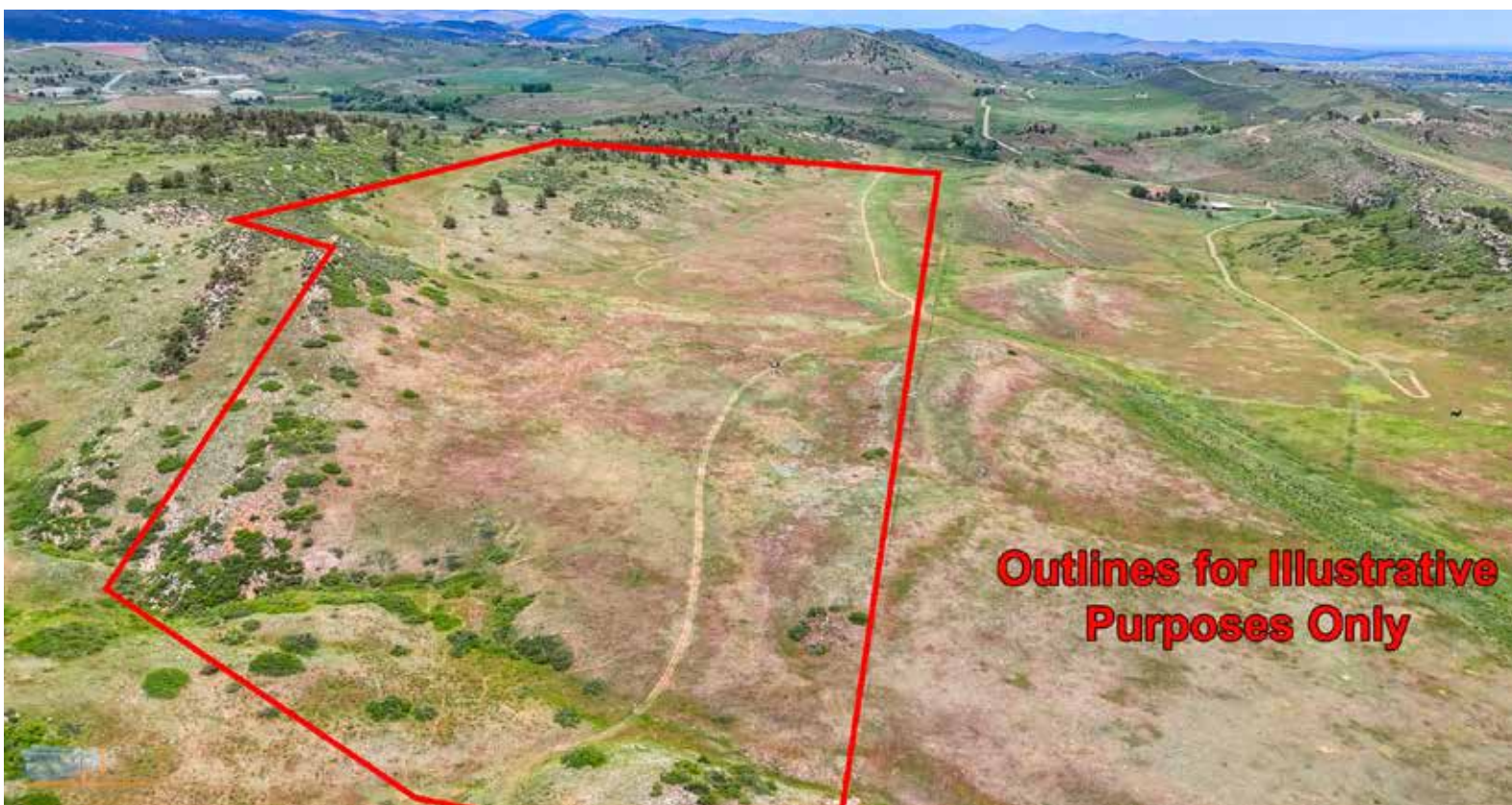








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Purposes Only**



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