

# 70+ Acres | Deer Meadows



**719 Red Tail Trail, Livermore, Colorado**

**\$850,000 | +/- 73.7 Acres Land | Two Tracts**  
**2,369 SF Home | Permitted Well & Septic System**







# Table of Contents

OFFERING OVERVIEW.....3

AREA MAP.....4

AERIAL OVERVIEW.....5-9

LAND SURVEY PLAT.....10

PROPERTY PHOTOS.....11-13

CONTACT.....14

Exclusively Marketed For Sale By:



**Frederick Johnston**  
Owner / Partner  
Summit Real Estate and Marketing  
970.310.3145  
johnstonfred3@aol.com



**Christopher Johnston**  
Broker Associate / Analyst  
LC Real Estate Group, LLC  
970.420.5652  
chris@lcrealestategroup.com

## Confidentiality Agreement & Offering Disclosure

The information contained herein is proprietary and strictly confidential, and is intended to provide general information that prospective purchasers may use to determine whether to pursue negotiations to acquire the subject property. This information should not be made available to any other persons without the express written consent of LC Real Estate Group, LLC. The information included herein has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. LC Real Estate Group, LLC makes no representation or warranty, expressed or implied, in regard to all material information regarding the subject property, and it is not a substitute for a thorough investigation of the actual property, the tenants, the operating history, financial reports, leases, square footage, age, the presence of any environmental conditions or hazards, the property's compliance or lack thereof with respect to any local, city, county, state or Federal regulation, or any other aspect of the property





## Deer Meadows Land & Cabin | Livermore, CO

**\$850,000 | +/- 73.72 Acres | 2,369 SF Home | 4 Bed / 3 Bath**

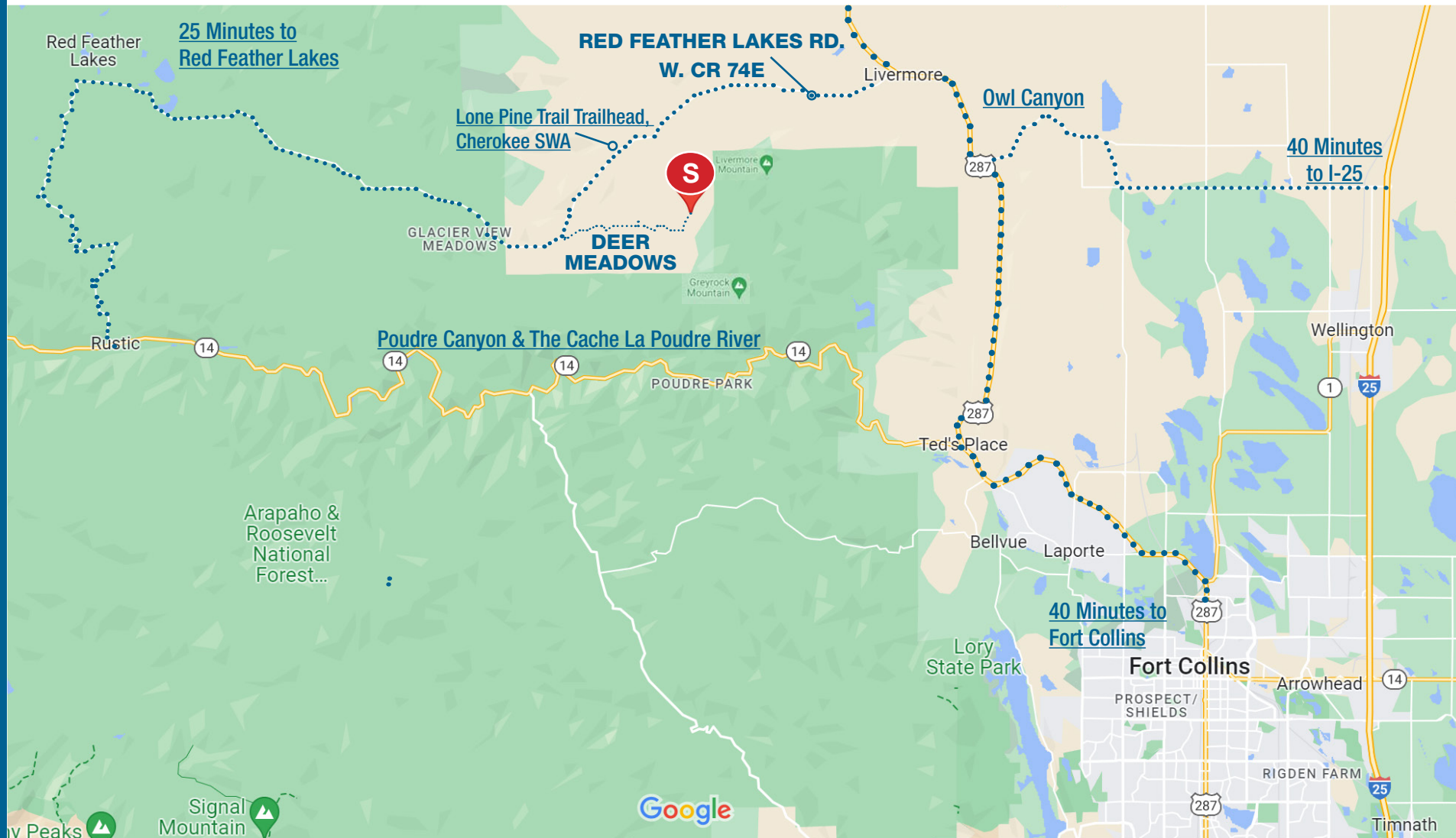
### Executive Summary

LC Real Estate Group and Summit Real Estate & Marketing, are pleased to offer the opportunity to purchase this beautiful 70+ acre property located in Deer Meadows in the Livermore area just 4 miles off the main road up to Red Feather Lakes. This 4 bed 3 bath boasts a bright open floor plan, cathedral ceilings, and panoramic windows. The horse property has 3 fenced grazing pastures, 3 loafing sheds, a 2 stall barn and hay storage. Enjoy country living with all the comforts. One parcel already has a permitted and constructed well for water (permit number 197760-), with the other tract also able to submit for a permitted well.

Escape to your own paradise at this amazing 70+ acre property in Deer Meadows, that boasts incredible panorama views of the surrounding foothills, high prairie, and National Forest. Near some of Northern Colorado's most beautiful stretches of Roosevelt National Forest, this property ensures unparalleled privacy as well as extraordinary access to outdoor activities. Wildlife viewing from your covered porch/deck bring regular deer, elk herd sightings, and other animal encounters. Only 40 minutes to Fort Collins, 25 minutes to Red Feather Lakes, and 40 minutes to I-25, this property brings a rare mix of the peace & quietness you are looking for, while remaining under an hour away from the amenities of the Front Range.

This hard-to-find property in coveted Deer Meadows has amazing potential, and is perfect for a property owner with a vision. End of the road privacy, 71 plus acres, near National Forest and State Land, and surrounded by spectacular mountain ridges and Gorden Creek valley. Become an owner in the rare Hewlett Gulch / Deer Meadows area with only 5 properties selling in the past 3 years with over 40 acres, and only 1 property selling with over 70 acres.







# 719 Red Tail Trail

Home & 70+ Acres on Two Tracts



## 719 Red Tail Trail

Home & 70+ Acres on Two Tracts



# AERIAL OVERVIEW

**DEER MEADOWS**  
719 RED TAIL TRAIL  
LIVERMORE, CO 80536





# Roosevelt National Forest

& Livermore Mountain to the North-East

## DEER MEADOWS

719 RED TAIL TRAIL  
LIVERMORE, CO 80536

719 Red Tail Trail  
Home & 70+ Acres on Two Tracts





# AERIAL OVERVIEW

End of the road privacy near National Forest and the Gordon Creek Valley.

**DEER MEADOWS**

719 RED TAIL TRAIL  
LIVERMORE, CO 80536

Lone Pine Livestock Inc.

Circle Ranches, Inc.

Roosevelt  
National  
Forest

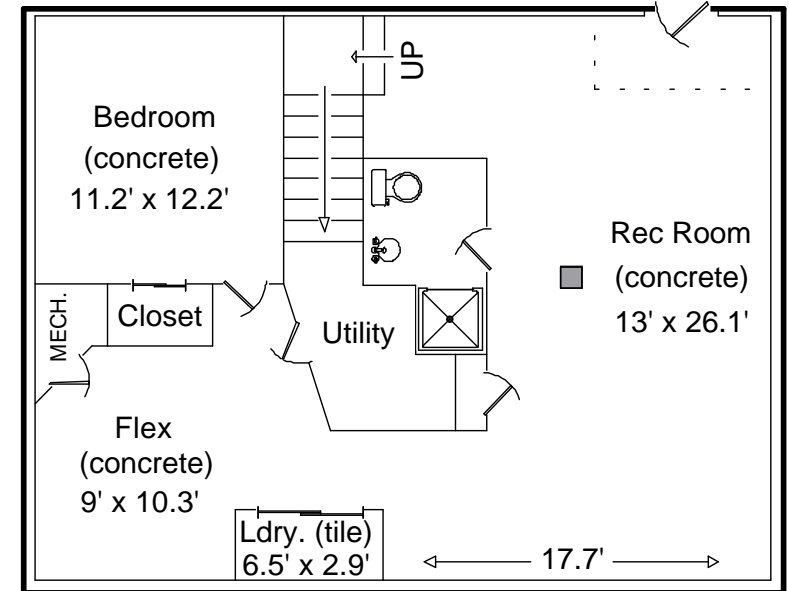
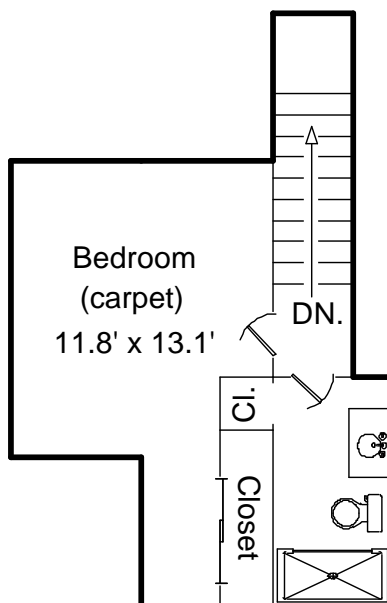
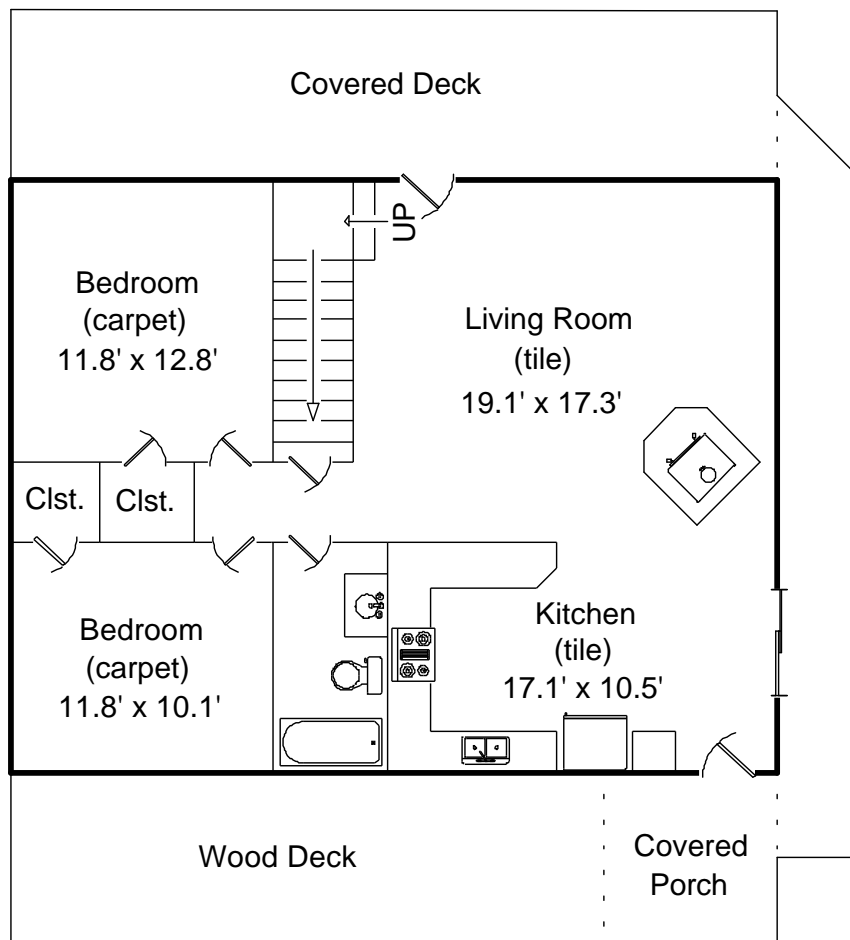


See additional documents / due diligence documents for full PDF version of Land Survey Plat Document.

1. Bearings are based on the assumption that the 14-T9N-R71W bears N89°35'11"E, as monumented found 2-1/2" aluminum cap PLS 12374 at the South
2. @ - Indicates set 1/2" rebar with orange plastic
3. The linear unit of measurement used for the survey is
4. No rights-of-way or easements, except those stipulated, have been found by any research conducted to determine the existence of any
5. The owner did not request a title search; therefore, the surveyor and any information regarding record accuracy cannot affect the quality of title to this tract of land was otherwise supplied by the owners.
6. Legal description was taken from Reception No. \_\_\_\_\_ and Recorder's Office.
7. The certification as shown hereon does not extend to successors and/or assigns of the first party as certified
8. Stewart & Associates, Inc., and its owners and employees of this Land Survey Plat and then only to those parties authorized herein.
9. Acceptance and/or use of this instrument for any other purpose is

See additional documents / due diligence documents for full PDF version of Land Survey Plat Document.





Note: Carpet has been removed from the basement. Seller will provide a carpet allowance or replace before closing.



# INTERIOR PHOTOS





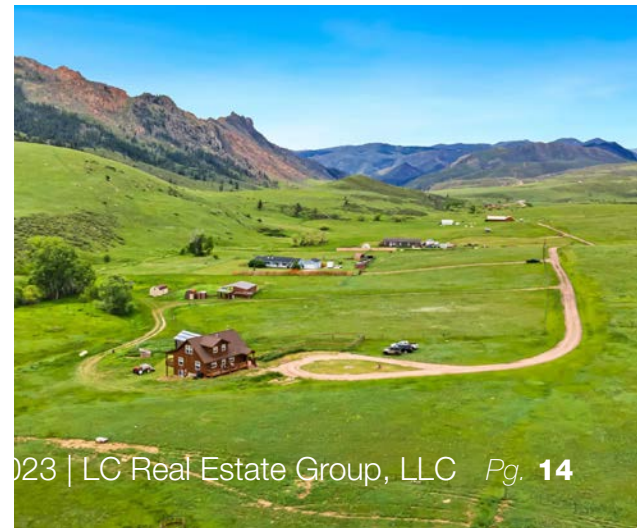
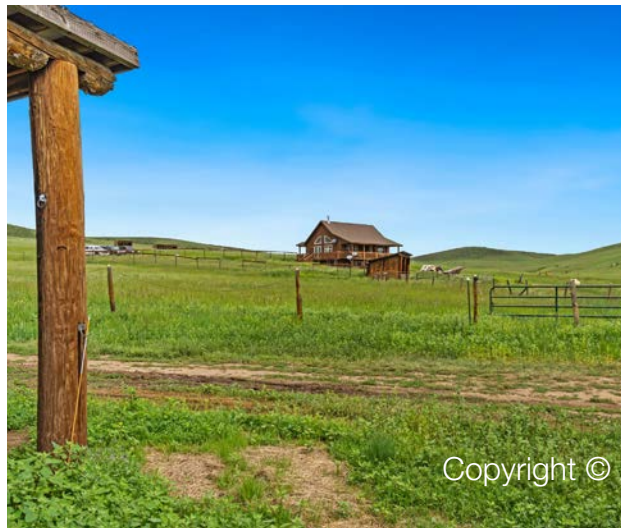
# INTERIOR PHOTOS



Carpet has been removed from the basement. Seller will provide a carpet allowance or replace before closing.



# EXTERIOR PHOTOS





# Deer Meadows

---

## Livermore, Colorado

Broker Opinion of Value Presented by:



**LCRealEstateGroup.com**

1712 Topaz Drive, Loveland, CO 80537



***Frederick Johnston***

Owner / Partner  
Summit Real Estate and Marketing  
970.310.3145  
johnstonfred3@aol.com



***Christopher Johnston***

Broker Associate / Analyst  
LC Real Estate Group, LLC  
970.420.5652  
chris@lcrealestategroup.com