

“Bee Lake Farms”

Wellington, CO

Offered by:
LIVINGSTON WESTERN REAL ESTATE
303.741.1900

Victoria Livingston, Broker
Kristi Spearman, Associate Broker



Copyright © 2007, Livingston Development Corporation dba Livingston Western Real Estate.
All rights reserved. No part of this document may be reproduced without specific written permission.



Situated on 60 acres, this fabulous custom home overlooks Bee Lake and the snow-capped 14,000+ ft. peaks of the dramatic Rocky Mountains. Bee Lake is approximately 1 and 1/2 miles long and 1/2 to 2/3 mile wide.



THE ABOVE STATEMENTS, WHILE NOT GUARANTEED, ARE FROM SOURCES WE BELIEVE RELIABLE. NEITHER LIVINGSTON WESTERN REAL ESTATE NOR SELLER GUARANTEES THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. IT IS URGED THAT EVERY ITEM OF INTEREST AND IMPORTANCE TO THE PURCHASER BE INDEPENDENTLY VERIFIED BY THE PURCHASER AND PURCHASER'S LEGAL/TAX COUNSEL. PRICE, TERMS, AND INFORMATION SUBJECT TO CHANGE.
LIVINGSTON WESTERN REAL ESTATE AT 1.888.515.4600.



A classy feature of this home is that the garage doors are located on the back of the home. To the left of the garage doors are two substantially sized offices/shops. Below, is a view of the private back yard.



THE ABOVE STATEMENTS, WHILE NOT GUARANTEED, ARE FROM SOURCES WE BELIEVE RELIABLE. NEITHER LIVINGSTON WESTERN REAL ESTATE NOR SELLER GUARANTEES THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. IT IS URGED THAT EVERY ITEM OF INTEREST AND IMPORTANCE TO THE PURCHASER BE INDEPENDENTLY VERIFIED BY THE PURCHASER AND PURCHASER'S LEGAL/TAX COUNSEL. PRICE, TERMS, AND INFORMATION SUBJECT TO CHANGE.
LIVINGSTON WESTERN REAL ESTATE AT 1.888.515.4600.



Above is a photo of the view from the back yard—a gorgeous vista of the snow-capped peaks and the lake. Below, in front of the home is a huge yard that could be used for a horse arena, sports field, or to grow crops.



THE ABOVE STATEMENTS, WHILE NOT GUARANTEED, ARE FROM SOURCES WE BELIEVE RELIABLE. NEITHER LIVINGSTON WESTERN REAL ESTATE NOR SELLER GUARANTEES THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. IT IS URGED THAT EVERY ITEM OF INTEREST AND IMPORTANCE TO THE PURCHASER BE INDEPENDENTLY VERIFIED BY THE PURCHASER AND PURCHASER'S LEGAL/TAX COUNSEL. PRICE, TERMS, AND INFORMATION SUBJECT TO CHANGE.
LIVINGSTON WESTERN REAL ESTATE AT 1.888.515.4600.



Above is the barn and corrals. Below are some cattle enjoying the lush pastures. The great thing about this property is its versatility: Sit on the veranda in a rocking chair and do nothing, raise animals, grow crops, subdivide it and have your property almost or fully paid for!



THE ABOVE STATEMENTS, WHILE NOT GUARANTEED, ARE FROM SOURCES WE BELIEVE RELIABLE. NEITHER LIVINGSTON WESTERN REAL ESTATE NOR SELLER GUARANTEES THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. IT IS URGED THAT EVERY ITEM OF INTEREST AND IMPORTANCE TO THE PURCHASER BE INDEPENDENTLY VERIFIED BY THE PURCHASER AND PURCHASER'S LEGAL/TAX COUNSEL. PRICE, TERMS, AND INFORMATION SUBJECT TO CHANGE.
LIVINGSTON WESTERN REAL ESTATE AT 1.888.515.4600.



Above is the large bright kitchen with the sizeable eating area on the right. Bay windows around the table flood the room with light and pretty views. Below is additional cupboard and pantry space in the kitchen. In addition to the eating area, there is a breakfast bar for quick snacks or casual “grazing”. A comfy family room with fireplace is a part of this area (behind photographer).



THE ABOVE STATEMENTS, WHILE NOT GUARANTEED, ARE FROM SOURCES WE BELIEVE RELIABLE. NEITHER LIVINGSTON WESTERN REAL ESTATE NOR SELLER GUARANTEES THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. IT IS URGED THAT EVERY ITEM OF INTEREST AND IMPORTANCE TO THE PURCHASER BE INDEPENDENTLY VERIFIED BY THE PURCHASER AND PURCHASER'S LEGAL/TAX COUNSEL. PRICE, TERMS, AND INFORMATION SUBJECT TO CHANGE.
LIVINGSTON WESTERN REAL ESTATE AT 1.888.515.4600.



Above is the formal living room. The bay windows flood this room with light and provide gorgeous views. Below is the “formal” dining room. The owners decided to make this dining room casual in order to entertain lots of grandchildren. Double French doors lead out on to the wrap around porch.



THE ABOVE STATEMENTS, WHILE NOT GUARANTEED, ARE FROM SOURCES WE BELIEVE RELIABLE. NEITHER LIVINGSTON WESTERN REAL ESTATE NOR SELLER GUARANTEES THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. IT IS URGED THAT EVERY ITEM OF INTEREST AND IMPORTANCE TO THE PURCHASER BE INDEPENDENTLY VERIFIED BY THE PURCHASER AND PURCHASER'S LEGAL/TAX COUNSEL. PRICE, TERMS, AND INFORMATION SUBJECT TO CHANGE.
LIVINGSTON WESTERN REAL ESTATE AT 1.888.515.4600.



As you enter this home a spacious entry greets you along with a graceful curved oak staircase.

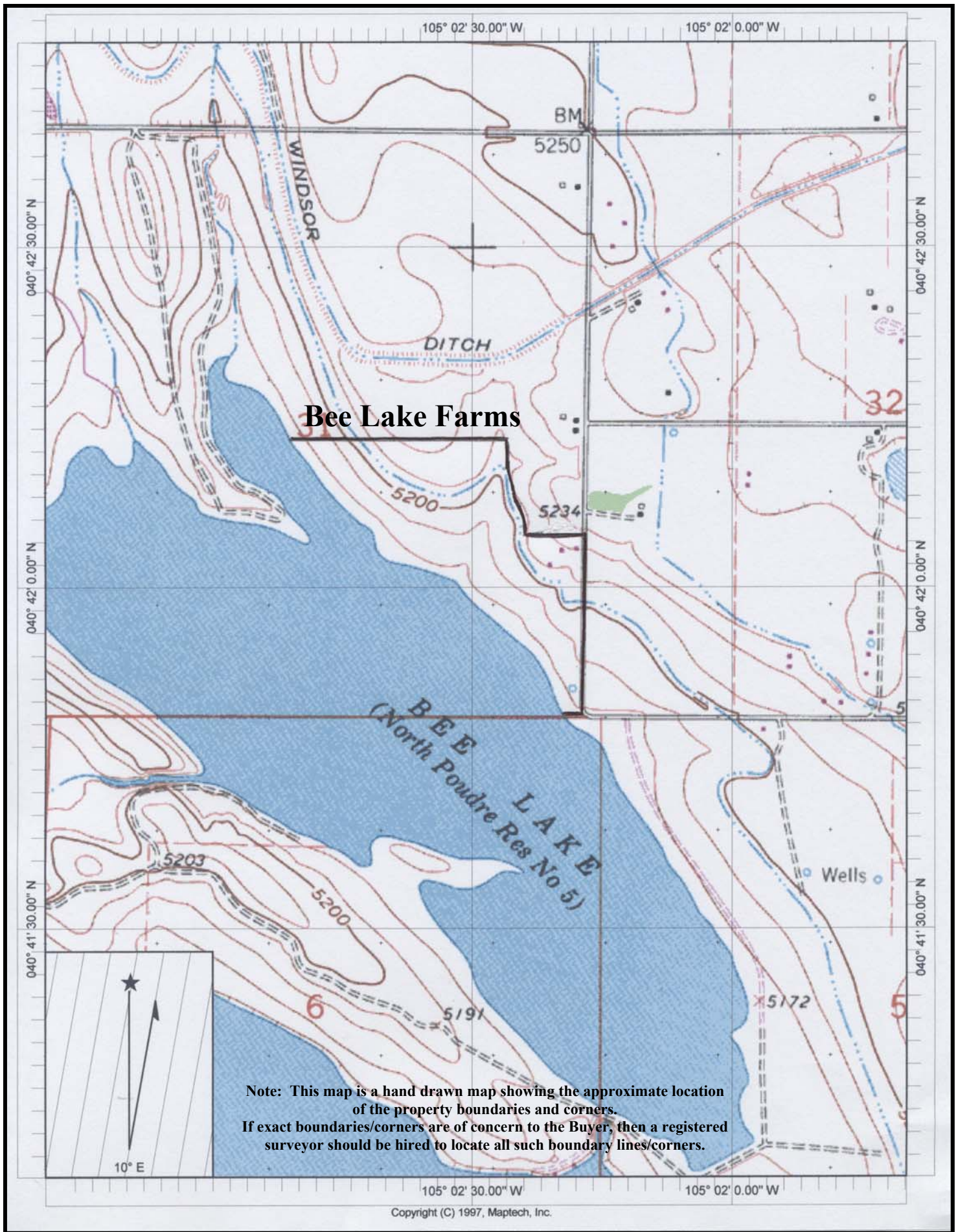
In lieu of a third bedroom, the owners opted to keep that space open and use it for an office area (pictured below). Yet again, large bay windows flood this area with light and gorgeous views of the mountains and Bee Lake.

For someone that wants an additional bedroom, this could be easily finished for that purpose. There is a library/office on the first floor that could also be an additional bedroom or a guest room.

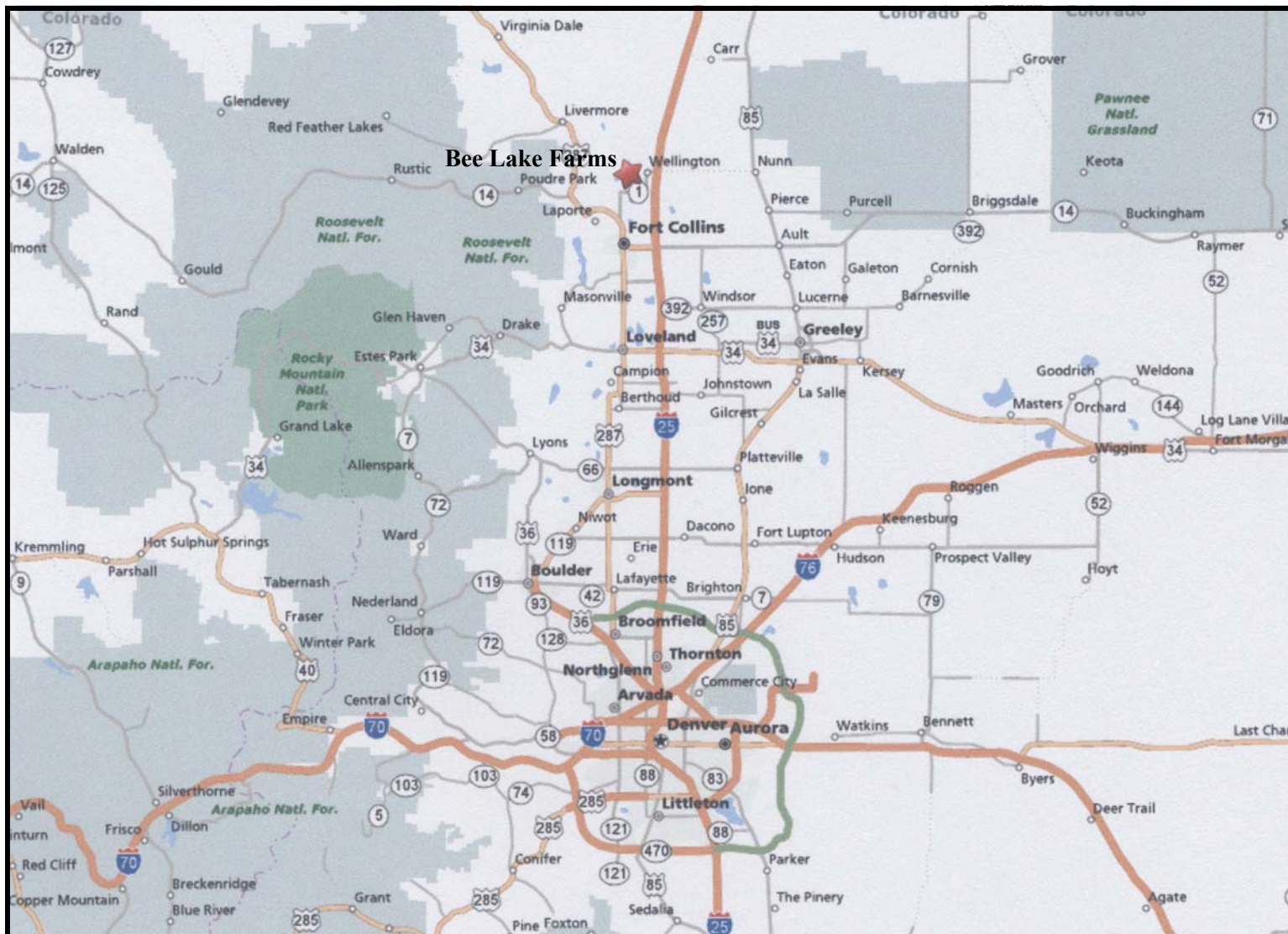




THE ABOVE STATEMENTS, WHILE NOT GUARANTEED, ARE FROM SOURCES WE BELIEVE RELIABLE. NEITHER LIVINGSTON WESTERN REAL ESTATE NOR SELLER GUARANTEES THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. IT IS URGED THAT EVERY ITEM OF INTEREST AND IMPORTANCE TO THE PURCHASER BE INDEPENDENTLY VERIFIED BY THE PURCHASER AND PURCHASER'S LEGAL/TAX COUNSEL. PRICE, TERMS, AND INFORMATION SUBJECT TO CHANGE.
LIVINGSTON WESTERN REAL ESTATE AT 1.888.515.4600.



THE ABOVE STATEMENTS, WHILE NOT GUARANTEED, ARE FROM SOURCES WE BELIEVE RELIABLE. NEITHER LIVINGSTON WESTERN REAL ESTATE NOR SELLER GUARANTEES THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. IT IS URGED THAT EVERY ITEM OF INTEREST AND IMPORTANCE TO THE PURCHASER BE INDEPENDENTLY VERIFIED BY THE PURCHASER AND PURCHASER'S LEGAL/TAX COUNSEL. PRICE, TERMS, AND INFORMATION SUBJECT TO CHANGE.
LIVINGSTON WESTERN REAL ESTATE AT 1.888.515.4600.



Bee Lake Farms is just a few miles north of Fort Collins—home of Colorado State University. This area of Colorado (from Castle Rock north to Fort Collins) is one of the fastest growing areas in the country.

Bee Lake Farms Summary

- SIZE:** 60 deeded acres, more or less, with a home of about 3188 square feet.
- LOCATION:** Overlooking scenic and beautiful Bee Lake.
8005 North County Road 11, Wellington, CO 80549
- MAIN HOME:** Built in 1996 this 2-story home currently has 2 bedrooms and 3 baths. One of the upstairs bedrooms was converted to open space to be used as a den/office area and could easily be returned to a third bedroom. The home has a formal living room, formal dining room, huge kitchen area with breakfast bar and large eating space, family room, half bath, and library/office on main floor.
- Upstairs is the large loft area slated by the builder to be the third bedroom, a full bath, and a master suite complete with a 5-piece bath including a jetted tub that overlooks the lake. Through the master bedroom and through the master closet is a spacious storage area over the entire garage and shop/office area below.
- Attached to the home is the 3-car garage and attached to the 3-car garage is a shop for “him” and a doll manufacturing facility for “her”. The doll manufacturing area would make a great business office as it can be separately accessed from the home.
- OUTBUILDINGS:**
- BARN:**
A newer steel building measuring 80’ by 42.5’. It is open inside but could easily accommodate horse stalls.
- SHED:**
A vintage shed measuring 60.9’ by 12.3’.
- SHED:**
A vintage shed measuring 8.3’ by 8.0’.
- WATER/HAY:** North Poudre Ditch No. 2 delivers water out of the North Poudre Reservoir No. 2 to the farm. Sellers are including one share of this water in the purchase price. An additional share is available at market price.
- AIR ACCESS:** For private aircraft, Fort Collins/Loveland Airport <http://www.airnav.com/airport/KFNL>). There are a limited amount of commercial flights from this airport.
- Denver International Airport provides national and international flights.

THE ABOVE STATEMENTS, WHILE NOT GUARANTEED, ARE FROM SOURCES WE BELIEVE RELIABLE. NEITHER LIVINGSTON WESTERN REAL ESTATE NOR SELLER GUARANTEES THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. IT IS URGED THAT EVERY ITEM OF INTEREST AND IMPORTANCE TO THE PURCHASER BE INDEPENDENTLY VERIFIED BY THE PURCHASER AND PURCHASER'S LEGAL/TAX COUNSEL. PRICE, TERMS, AND INFORMATION SUBJECT TO CHANGE.
LIVINGSTON WESTERN REAL ESTATE AT 1.888.515.4600.

Copyright 2006. All rights reserved. No part of this document may be reproduced in part or in full without the specific written permission of Livingston Western Real Estate.

Bee Lake Farms Summary

- ACCESS:** Paved road to within a mile or so, then good county gravel road.
- TAXES/ZONING:** 2006 taxes payable in 2007 to Larimer County were \$3024.32. Zoning is agriculture.
- PRICE/TERMS:** Asking \$949,000 cash or terms acceptable to Seller.
- TOPOGRAPHY:** This superior property features gently sloping grassy meadows with stunning views of Bee Lake (North Poudre Reservoir No. 5). Bee Lake is about a mile in length and up to a little over ½ mile wide.
- USGS topographical maps show the elevation at the property to be about 5200 feet.
- FEATURES:** A very private property on 60 acres. Neighbors are a good distance away. This property may currently be subdivided into 5 parcels including the home that is on the property now. The four additional homes sites could possibly be clustered in building envelopes on the gentle hill above the irrigation ditch that is basically out of sight of this home. The rest of the property could remain open space.
- Water skiing and boating on Bee Lake is by membership only. The North Poudre Water Association has leased these rights to a private club which has memberships for sale.
- Lots of choices come with this property. This is one of those great places where you can raise animals (besides horses, dogs, and cats) as it is zoned agricultural, you can have hay or crops because water is included, or you can sit on the front porch with a cool drink and watch the ducks and geese that live on the lake as the sun rises and sets...

What are you waiting for? For an appointment to see this fine property,

Call: 303.741.1900 or 1.888.515.4600 (toll free)

Livingston Western Real Estate

**Victoria Livingston, Broker (cell is 303.478.4000) or
Kristi Spearman, Associate Broker (cell is 970.396.1889)**

www.livingstonwestern.com

**Email: victoria@livingstonwestern.com
klspear@comcast.net**

THE ABOVE STATEMENTS, WHILE NOT GUARANTEED, ARE FROM SOURCES WE BELIEVE RELIABLE. NEITHER LIVINGSTON WESTERN REAL ESTATE NOR SELLER GUARANTEES THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. IT IS URGED THAT EVERY ITEM OF INTEREST AND IMPORTANCE TO THE PURCHASER BE INDEPENDENTLY VERIFIED BY THE PURCHASER AND PURCHASER'S LEGAL/TAX COUNSEL. PRICE, TERMS, AND INFORMATION SUBJECT TO CHANGE.
LIVINGSTON WESTERN REAL ESTATE AT 1.888.515.4600.

Copyright 2006. All rights reserved. No part of this document may be reproduced in part or in full without the specific written permission of Livingston Western Real Estate.