



## SAM'S RANCH

JOHNSTOWN, COLORADO | 12 ACRES | \$1,150,000

Sam's Ranch is a beautifully maintained 12-acre property that captures fantastic views of the Rocky Mountains in a peaceful rural ranch setting. The newly remodeled 3,400 square foot home offers four bedrooms, an additional office/bedroom, and three bathrooms, along with an attached oversized two-car garage. The ranch is well-equipped for both comfort and function, featuring a six-stall barn with outdoor runs, a 30' x 40' loafing shed with runs, and a 32' x 62' insulated shop with three overhead doors, full electrical, and a concrete floor. For year-round gardening, you'll appreciate the fully enclosed 26' x 38' greenhouse with raised beds. A large, enclosed chicken coop with overhead netting, several smaller outbuildings, and sturdy pipe fencing complete the improvements. With ample pasture for your horses, an outdoor arena, crowding alley, and stripping chute already in place, Sam's Ranch is ready for equestrian pursuits, roping, and relaxed country living.

The property is situated outside of city limits in a farming and ranching area, yet just minutes to Johnstown, Loveland, Firestone, Greeley, Fort Collins and Windsor. It is minutes from I-25 and quick access to the Metro area. Dining, shopping and sporting venues are close by.

Outlines for Illustrative  
Purposes Only



**ACREAGE AND DESCRIPTION**

This 12.2-acre property features gently level terrain with an overflow trickle from two irrigation ponds to the northwest that meanders through the center of the horse and livestock pasture before continuing south to a retention pond on the east side of County Road 13. Mature trees border the property along two paved county roads, providing both shade and scenic appeal.

**WATER RIGHTS AND RESOURCES**

The water to the property is supplied by Little Thompson Water District. No mineral rights convey.



## IMPROVEMENTS

**Home:** The home was originally a raised log home, with a walk out lower level. Owner opted to put siding on the exterior logs, along with a metal roof, with striking stacked black stone against the concrete foundation, on the walk out level. The log home feel remains in the living and dining areas, and the other rooms have been finished with drywall and fresh carpeting or tile. Main level living room has a floor to ceiling stone fireplace for auxiliary heating. Lower walk out level has a spacious recreation room that opens to back patio, play and BBQ area. New wood grain flooring has been installed in the living and dining areas, and all three bathrooms have been tastefully remodeled.









## IMPROVEMENTS

**Livestock Barn:** The horse/livestock barn has a front tack and storage area and six stalls, 3 on the east and three on the west, all with pipe steel runs. There is also room for hay storage.

**Shop:** Built in 2004, the shop building is 62' long by 32' wide, with three overhead doors. The large main overhead door measures 12' wide by 12' high to accommodate an RV. The two side bays are 10' x 12'. The shop has concrete floors, 220 power, good lighting and is insulated.

**Greenhouse:** The green house, measures 26' x 38'. The sidewalls are sheet metal with insulation on the inside, with typical corrugated sun roofing. There are 2' high raised beds spanning the floor of the greenhouse:

**Other Structures:** Various small sheds/containers for storage, a large vegetable garden with raised beds that is surrounded on two sides by fencing, and a chicken Coop, fully fenced with a wood hen house structure, yard area and overhead netting for protection.

**TAXES:** \$4,805 For 2024 Zoned Res







## SUMMARY

Updated small and manageable rural ranch, tastefully remodeled home, pasture for livestock, every type of outbuilding you can wish for along with fruit and vegetable garden and greenhouse. Conveniently located near several northern Colorado communities and major highways, Sam's Ranch offers a rare blend of comfort, function, and country lifestyle.



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