



SHOSHANA RANCH

MOUNTAIN LUXURY CUSTOM HOMESITES IN LIVERMORE

THE GOOD LIFE

Bring your horses and build your dream home next to a National Forest. This exceptional location feels a world away yet offers the comforts of in-town living, including the ability to work from home and close proximity to the fire protection department via the paved county-maintained road.

With twenty-three 35-acre+ lots to consider, varying from hilltop seclusion to private rolling hills, there is no shortage of possibilities.

ACCESS & PRIVACY

Follow well-maintained paved roads right to the gated private entrance and continue on to maintained gravel roads. Use the private trail for access to hunting, mountain biking, and more, or sit back and take in the views.

10 minutes from Red Feather lakes, 35 minutes from Fort Collins, 20 minutes from future Glade Reservoir.

BYOB & PRICING

Buyers are welcome to BYOB - Bring Your Own Builder to make their dream a reality! Ask us about our recommended builders, lenders, and more! We are here to help make the process as smooth as possible. Lots from the high-\$400k's.



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OVERVIEW

- 23 lots in the gated community.
- 35+ acres each.
- Ranging from \$490,000-\$575,000+.
- Views on every lot.
- 2 natural springs & 1 pond on the Ranch.
- Hilltop, meadow, & treed lots available.
- Easy access to county maintained Red Feather Lakes Road/CR 74 E.
- Backs to miles of National Forest.

FAQ ANSWERS

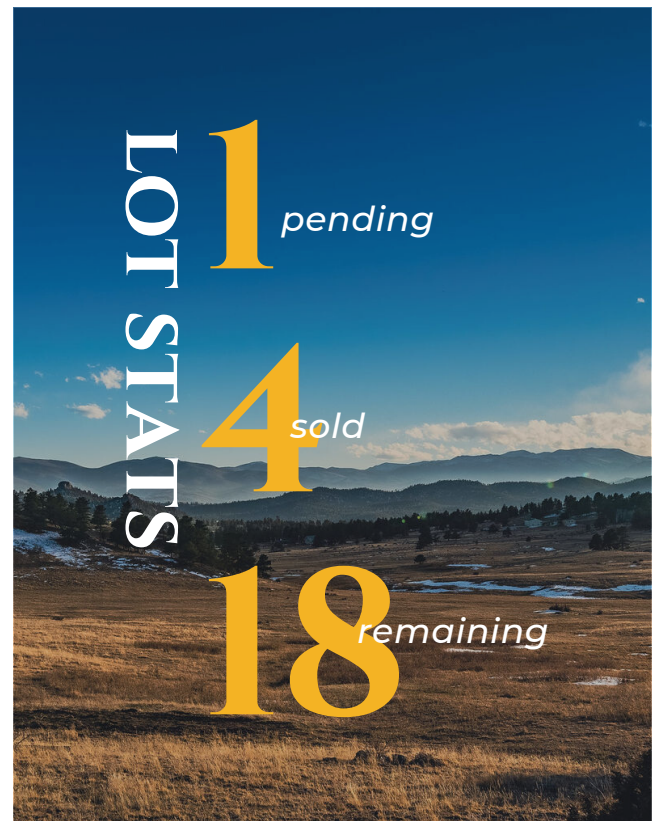
- No requirement to build.
- Bring your own builder.
- HOA maintained internal roads.
- Horses & other animals welcome.
- Bow hunting allowed.
- ATVs allowed at low speeds.
- Underground electric along internal roads.
- Lot owners responsible for their own well, septic, propane, pulling electric from the internal road to their building site.
- High speed internet available.
- 30+ day leases allowed.
- Barn-first building permitted with ACC approval.
- All lot owners have access to the National Forest.

FINANCING AVAILABLE

We are happy to provide referrals for lenders who provide land loans and construction financing. Lot buyers are not required to use referred lenders and are welcome to use the lender of their choosing. Referrals available for well and septic drillers, propane providers and more.

SHOWINGS

By appointment only. Please contact one of the listing agents to schedule.



Listed by Todd Jeskulski, Liz Crews, & Mark Zigra

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