



11021 YELLOWSTONE ROAD

LONGMONT, COLORADO

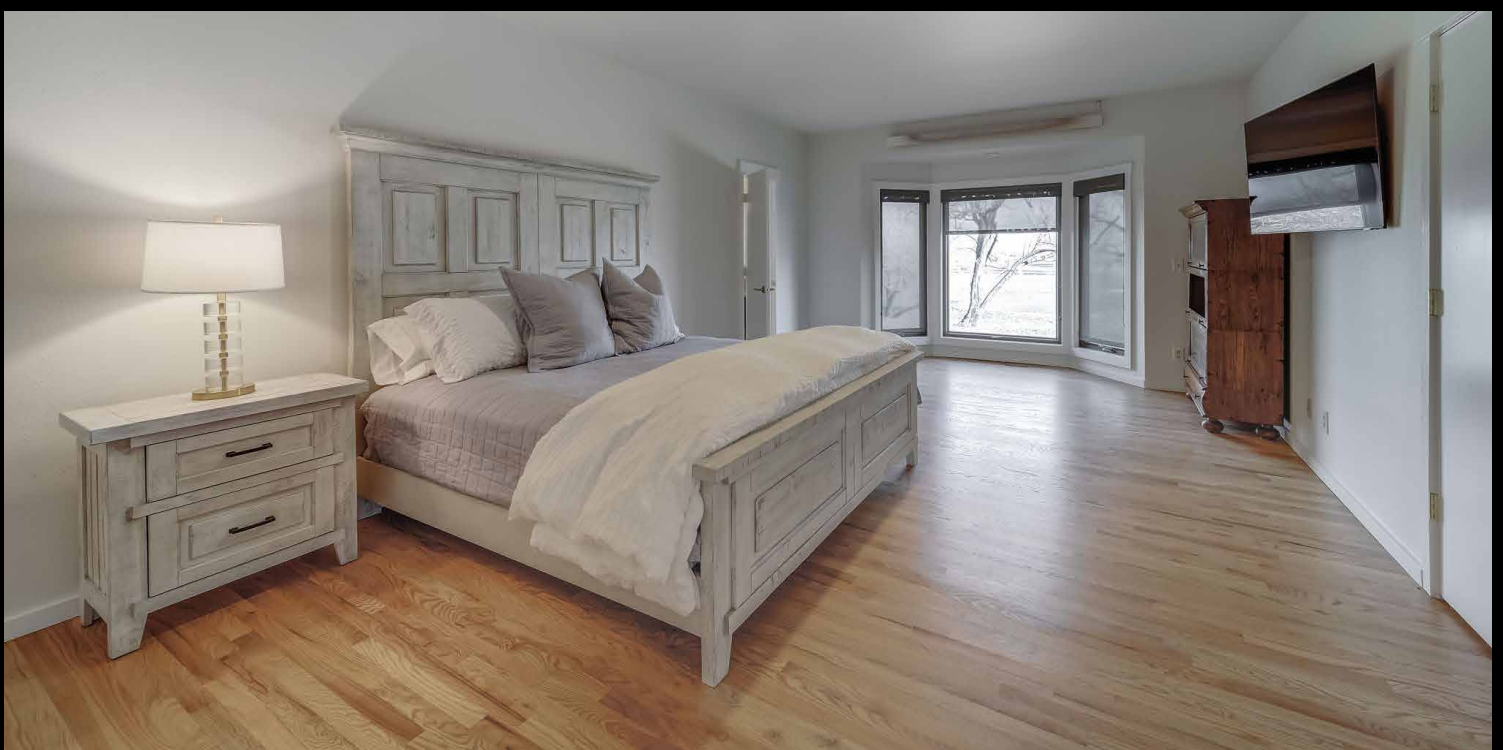


KL Realty YOUR LOCAL INDEPENDENT REAL ESTATE BROKER



Elite equestrian estate with panoramic views of the Back Range, plains and neighboring Ish Reservoir. The main residence is a very appealing ranch-style home and comprises two private wings, connected by an exceptionally large kitchen/living room. With its open plan, hot tub and even a pickle ball court, it is well set up for entertaining, both in- and outside. This property provides endless possibilities through the use of multiple large outbuildings and a 3-bedroom ADU. The fields were thoroughly re-worked in fall 2022, completely landplanned to even grades, reseeded, and are irrigated with an elaborate underground irrigation system to optimize the 2 shares of Supply Ditch and ½ share of Highland Ditch elaborate underground irrigation system to optimize use of the water.





FEATURES

- 109 irrigated acres
- Main residence of nearly 7,000 sq ft, 4 bedrooms, 5 bathrooms
- 4-car, 1,600 sq ft attached garage
- 1,600 sq ft modular home
- Steel-framed barn and flex-space/indoor arena at 180' x 50'
- 19 stalls of 14' x 15' surrounding arena
- 5 loafing sheds, hay shed, and Quonset style utility building
- State-of-the-art irrigation system with holding pond
- 2 shares of Supply Ditch and ½ share of Highland Ditch
- Minutes to Longmont, Berthoud and TPC Colorado



11021 Yellowstone Road, Longmont, CO
\$3,995,000

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