

pper Yampa Realty, Inc.

Rebecca Bowland • Broker associate

Bridle-Bit Horse Ranch

19442 WELD COUNTY ROAD 76, EATON, COLORADO



Exclusively offered by UPPER YAMPA REALTY, INC.

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An outstanding horse facility on 68 acres, Bridle-Bit Horse Ranch is perfectly located east of Fort Collins, Colorado. Enjoy the privacy of rural life with a small town atmosphere and the luxury of being just minutes to everything!

Drive into your own private retreat and enjoy the beauty of the large shade trees surrounding your home. From the cool front porch, you can contemplate the serenity of life with horses.



This exceptional property has everything you need to fulfill your horse dreams. It is immaculate and well laid-out and will make your chores a breeze, giving you plenty of time to ride.

Currently, Bridle-Bit Horse Ranch is a private equestrian facility which includes full-service boarding, training, riding clinics, lessons and a breeding operation.

Easily maintain horses with the 10 stall barn, pastures, large arena, round pen, turnouts, runs and hay storage!!



The property has easy access to Rocky Mountain National Park, Roosevelt National Forest and the nearby Pawnee National Grasslands for world class riding and outdoor recreation.





Gracious living room with vaulted ceilings, hardwood floors and fireplace



Elegant formal dining room features built-in china cabinets for easy entertaining.

Beautiful well-built home features master bedroom, bath and laundry on the main level.

- 3 bedrooms, 2 baths
- Loft overlooks the living and dining rooms
- Central air conditioning
- Finished basement
- Hardwood floors throughout main level
- Awesome views from two covered porches on the east and west sides of the home offer morning and evening relaxation.



Spacious kitchen has lots of counter space and cabinets. Walk out the sliding glass door to the covered porch and relish the morning sunrise with your coffee.



Simplify your horse chores with this well laid-out barn featuring ten 12'x12' box stalls. Each stall has a Nelson-brand heated automatic waterer and swing-out hay and grain feeders, as well as an outside door and run. The tack room has hot and cold running water with built-in saddle and bridle racks. The barn aisle is extra-wide at 24' with soft sand footing. There is also a feed storage area with an exterior service door.





The WW brand roping arena is 160' x 280' with an alleyway, stripping chute and roping chute.

A 50' round pen with sidewalls will enhance your training program.

The arena and round pen feature perfect footing for all types of riding.

This property is fenced and cross-fenced into spacious pastures with 4-wire smooth-strand horse-friendly electric fence and heated automatic waterers.



The covered hay building stores approximately 72 tons of hay in 5 bays. Attached to the hay shed is an equipment building to house your tractor or horse trailer.

Other outbuildings and utility sheds include:

- Loafing shed with pipe corral and heated automatic waterer
- Solar/storage building
- 2+ car garage
- Fenced dog kennel/utility building with water hydrant in dog run.
- Steel frame 300 sq. ft. greenhouse
- Open-sided covered additional hay storage building



General Information



Water - Public Water

Water Well - Domestic / Stock permitted well

Water Rights / Irrigation Water - The Larimer & Weld Irrigation Company

Acreage - 68.76 m/l acres

House - 2,900 square feet

Three bedrooms, two bathrooms plus loft

Finished basement

Year built - 1992

Style - 2 story

Construction - Wood frame

Flooring - Hardwood, carpet

Heating - Gas forced air

Cooling - Central A/C

Garage - Detached 2 car

Electric - Excel Energy

Gas - Propane

Sewer - Septic

Telephone - Qwest

Taxes/year - \$2,339.50 / 2009

Priced at \$850,000



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Legal Description

PT N2 32-7-65 Lot B Rec Exempt RE-996 (.37R1.08D) Total 68+/- acres



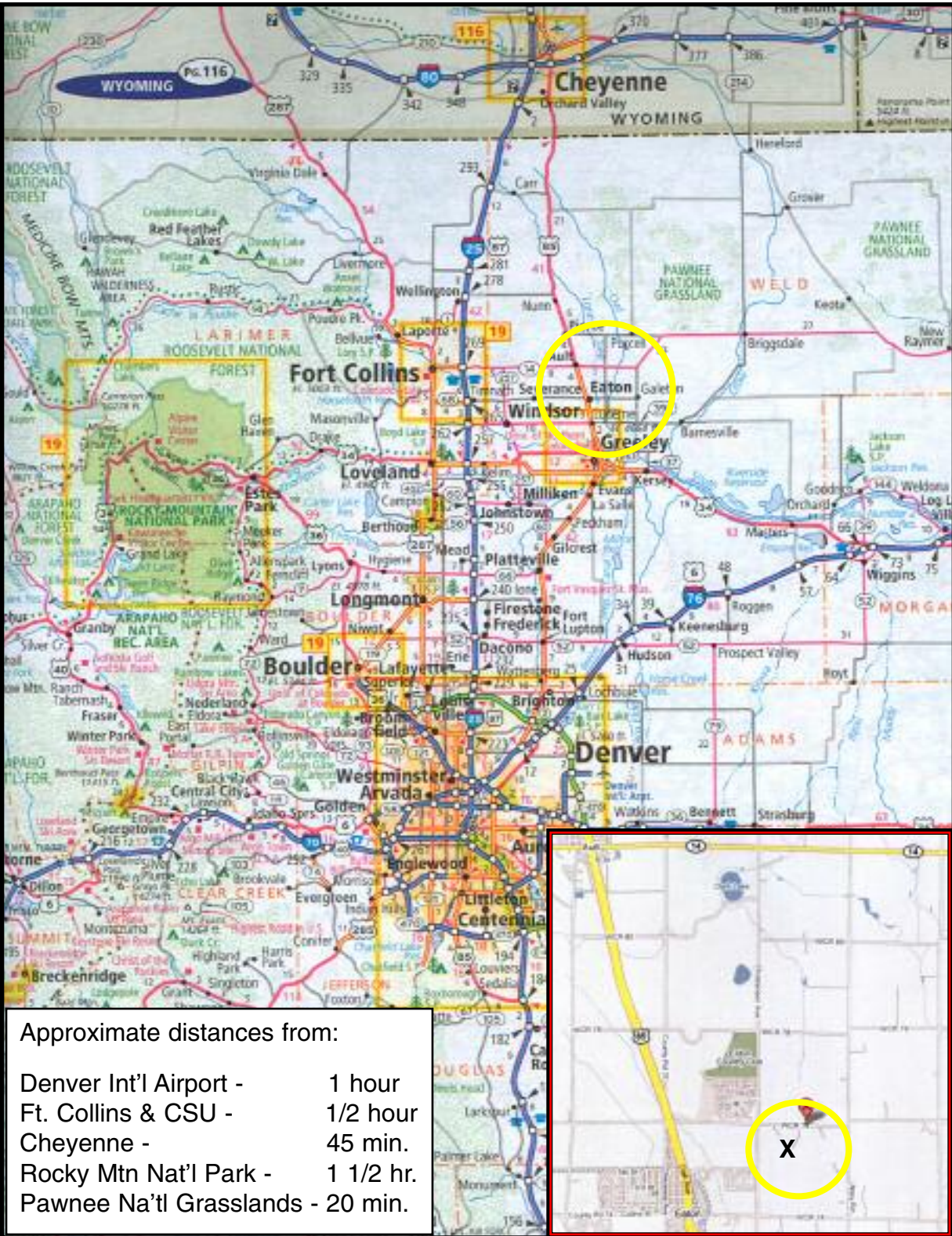
Land areas are approximate and subject to survey. Maps are intended as a visual aid only; its accuracy is not guaranteed. Prospective purchasers should make their own independent inspections of the property to verify any and all facts and details to their satisfaction prior to making an offer.

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Approximate distances from:

Denver Int'l Airport -	1 hour
Ft. Collins & CSU -	1/2 hour
Cheyenne -	45 min.
Rocky Mtn Nat'l Park -	1 1/2 hr.
Pawnee Na'tl Grasslands -	20 min.

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