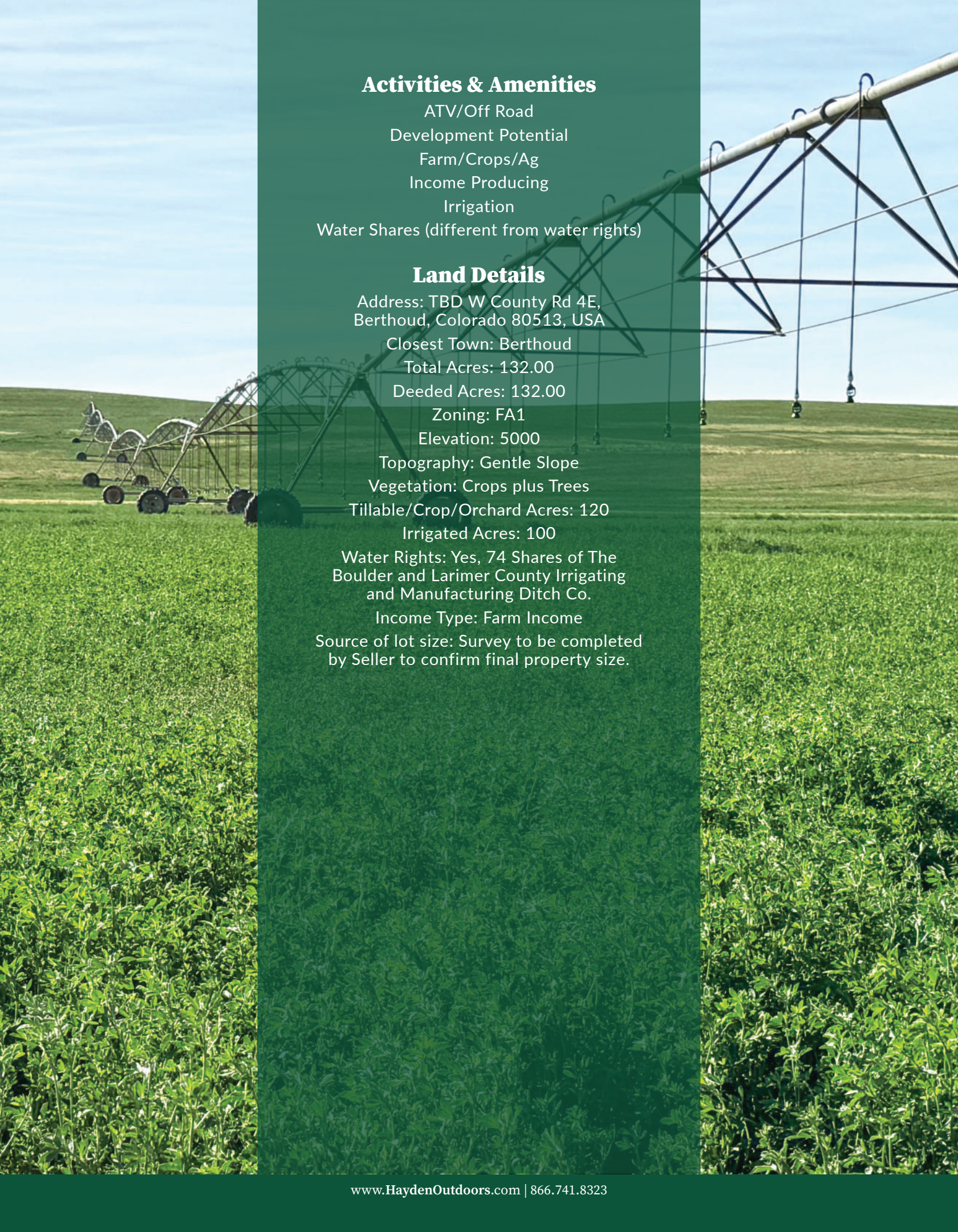




Kerr Heritage Farm

132.00 Acres | Larimer County, CO | \$5,496,000

HAYDEN  OUTDOORS.



Activities & Amenities

ATV/Off Road
Development Potential
Farm/Crops/Ag
Income Producing
Irrigation
Water Shares (different from water rights)

Land Details

Address: TBD W County Rd 4E,
Berthoud, Colorado 80513, USA
Closest Town: Berthoud
Total Acres: 132.00
Deeded Acres: 132.00
Zoning: FA1
Elevation: 5000
Topography: Gentle Slope
Vegetation: Crops plus Trees
Tillable/Crop/Orchard Acres: 120
Irrigated Acres: 100
Water Rights: Yes, 74 Shares of The
Boulder and Larimer County Irrigating
and Manufacturing Ditch Co.
Income Type: Farm Income
Source of lot size: Survey to be completed
by Seller to confirm final property size.



Property Summary

The Kerr Heritage Farm spans 132+/- acres of productive pivot-irrigated farmland ideally positioned along the edge of the Berthoud city limits. Currently zoned FA1, the property allows for rural agricultural use but presents exceptional potential for future residential development, featuring gently westward-sloping terrain, expansive Front Range vistas, and breathtaking views of Longs Peak.





Land

Located on the edge of Berthoud, this exceptional 132+/- acre property offers a rare opportunity for future development or long-term land investment along Colorado's rapidly growing Front Range. Currently planted in alfalfa irrigated by The Boulder and Larimer County Irrigating and Manufacturing Ditch Co. water shares, the gently rolling farmland features a westward slope that captures sweeping mountain views and stunning sunsets across the Front Range. With access from County Road 4E along the north boundary, the property presents an ideal layout for the development of country estate lots, equestrian properties, rural storage facilities, or a larger-scale residential community through future annexation into the Town of Berthoud.

The historic farmhouse and approximately 11 acres are being separated from the original farm, resulting in 132+/- acres available for purchase and development. This property is in the Berthoud Future Land Use Map (FLUM) and proposing annexation to the town is suggested for investors looking to develop the property for residential use. Future infrastructure opportunities for higher density residential development include working with the Town of Berthoud for sewer and water services or for low density rural estate development, pursuing domestic well and septic permits through the State of Colorado. Electricity is supplied by Xcel Energy, with natural gas infrastructure nearby. As Berthoud continues to experience strong residential growth and expanding amenities, this property represents an outstanding opportunity to secure a highly desirable large parcel of land in one of Northern Colorado's most sought-after areas.



Agriculture

The property is currently being farmed by a tenant farmer and includes an annual farm lease through 2028. There are about 115 acres of tillable farm ground, with approximately 17 acres of grass. In 2025 when water was short, the farmer harvested roughly 400 tons of triticale and alfalfa, but average water years will gross 500-600 tons or more. Current irrigation includes 74 shares of the The Boulder and Larimer County Irrigating and Manufacturing Ditch Co. that is being sold with the property and offers a historical record of use, with some water rented in drought years. The farm lease runs through 2028 with 50% of the share retained by the tenant. No mineral rights or other water rights will pass to the buyer. Contact listing agent for a copy of the farm lease agreement.

Water/Mineral Rights & Natural Resources

74 shares of The Boulder and Larimer County Irrigating and Manufacturing Ditch Co. water stock will transfer to the buyer with the sale. No other water rights or oil, gas or mineral rights will convey to the buyer.

Region & Climate

Berthoud, Colorado enjoys a mild semi-arid climate with over 300 days of sunshine annually. Located along the northern Front Range between Loveland and Longmont, the area receives approximately 15 to 18 inches of rainfall and 40 to 60 inches of snowfall each year. Warm summers, moderate winters, and productive agricultural soils make Berthoud a desirable location for farming, rural living, and enjoying Colorado's scenic mountain views.





History

Established in 1876 by Major John Kerr, one of the founding figures of Berthoud, the farm holds a unique place in the area's history. Major Kerr, who is buried in the Berthoud Cemetery, worked as a stagecoach driver for the Overland Stage Company, traveling the route between Denver and Salt Lake City. The property is situated on the site of Berthoud's original settlement. When the railroad arrived, the town was relocated to its present location because trains could not reliably take on water and climb the nearby grade. Since its founding nearly 150 years ago, the farm has been owned by only four families prior to its purchase by the current owners in 1972.

Location

Nestled along Colorado's Front Range, Berthoud offers the perfect blend of small-town charm, rural beauty, and convenient access to larger communities. Known as the "Garden Spot of Colorado," the area features scenic mountain views, open farmland, and a welcoming community atmosphere. Residents enjoy a relaxed lifestyle with nearby recreation opportunities including golf, boating at Carter Lake, hiking, horseback riding, and easy access to both Fort Collins and Denver. With its growing amenities, excellent schools, and peaceful country setting, living near Berthoud provides an ideal balance of privacy, outdoor living, and modern convenience.

Seller is a licensed real estate agent in the state of Colorado.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

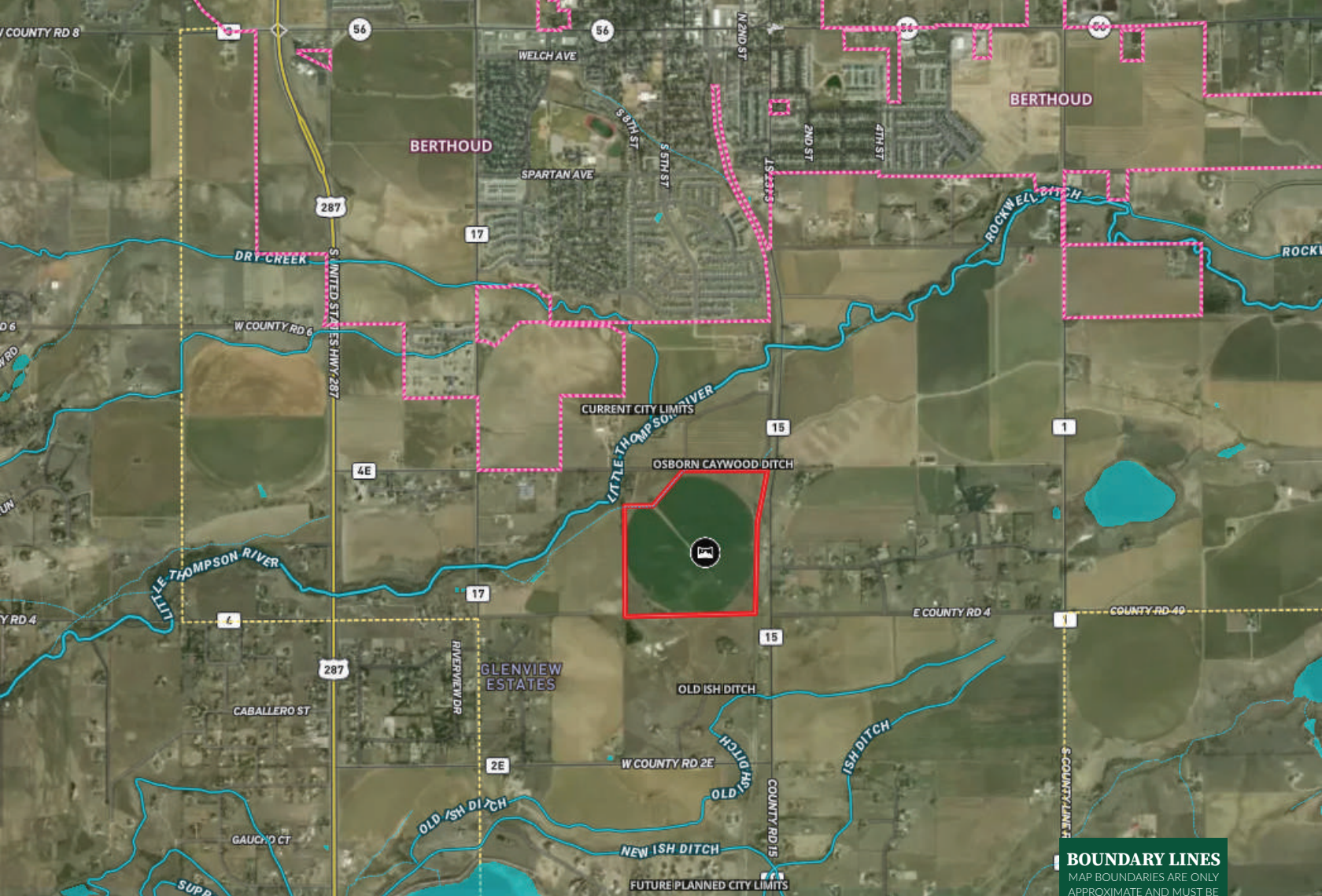


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



Dan Brunk

📍 Partner, Broker Associate - CO
✉ Dan@HaydenOutdoors.com
☎ 303.210.5522

H
HAYDEN
OUTDOORS.
REAL ESTATE

