



Sale Price: \$4,200,000
Last Updated: Oct 2, 2023

Realtor/Owner Contact

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Property and Area Description

Cushman & Wakefield is pleased to present, as the exclusive agent for the owner, Rudolph Farm. A ±76 acre property located on Timnath Reservoir in Timnath, Colorado. With stunning views of the mountains to the west and calming views of the water to the east, this property will attract homebuyers from all over. This development opportunity is located in Larimer County but falls in the Growth Management Area for the Town of Timnath. Just one mile from the center of Historic Old Town Timnath as well as the new, under construction Middle/High school and the proposed new Timnath elementary school (Poudre School District). Timnath is at the center of the eastward growth of northern Colorado. The development of this 76 acre property will generate high demand lots for northern Colorado's residential builders. The current county land use is Rural Residential 2 (allowing up to 2 lots per acre) and the future land use in Timnath's Comprehensive Plan is Rural Residential (allowing 1 lot per acre).

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation