



NOEL & MARTINEZ TEAM | RE/MAX ALLIANCE

13299 E COUNTY LINE RD LONGMONT, COLORADO

NEARLY 9 ACRES • AGRICULTURAL ZONING • LIVE / WORK FLEXIBILITY

HOME. LAND. WATER.
POSSIBILITY.

3D Tour



Property Tour



Home Tour



A property designed for more than one vision



ANIMALS & LIVESTOCK

Horses, cattle, goats, sheep, chickens and bees are generally compatible with Agricultural zoning. County animal-unit, setback and facility standards apply.

EQUESTRIAN & AG

Pasture, stalls, corrals, loafing facilities, tack space, hay storage, gardens and agricultural operations may be possible. Horse boarding details matter.

LIVE / WORK

Low-impact professional, consulting, design or similar home occupations may fit more readily than operations with traffic, outdoor storage, equipment or multiple employees.

PRELIMINARY USE SNAPSHOT

GENERALLY COMPATIBLE Horses • cattle • goats • sheep • chickens • bees • agricultural use

OPERATING DETAILS MATTER Horse boarding • barns • loafing sheds • outside employees

COUNTY REVIEW ADVISED Contractor/shop use • equipment storage • retail • auto/mechanic use

Agricultural zoning does not automatically authorize every business or animal use. Buyers should confirm their exact operating plan with Boulder County Community Planning & Permitting before relying on a proposed use.

Space and resources that are difficult to replicate



NEARLY 9 ACRES

Level acreage, open Colorado skies, broad Front Range views and room for animals, equipment, hobbies and agricultural pursuits.

OUTBUILDING INFRASTRUCTURE

Multiple outbuildings include a powered former chicken coop and an additional building served by power and well water.

WATER ASSETS

- 6 shares of Colorado-Big Thompson Project water
- 1/4 share of Highland Ditch
- 1 share of McIntosh Reservoir water
- Domestic well record; seller reports irrigation use

COLORADO DWR WELL RECORD | PERMIT NO. 45078

1971

recorded completion

99 FT

recordedtotal depth

20 FT

recordedstatic level

25 GPM

historical sustained yield

Historical permit and test data do not establish present production, quality or legal scope. Buyer should independently verify well status, permitted uses, water rights, transfer requirements and current performance.

Comfortable acreage living, thoughtfully rebuilt



A QUALITY HOME AT THE CENTER OF THE PROPERTY

The entire main level was rebuilt in 2013, creating an inviting ranch-style home with wide-plank oak floors, generous gathering spaces and long views across the surrounding landscape.

● Kitchen

Granite counters and island, maple cabinetry, soft-close drawers, under-cabinet lighting, granite composite sink

● Everyday Comfort

Hunter Douglas blinds, indoor and outdoor audio zones, in-home fire suppression system and a covered deck with remote-controlled screens. Secure gated entry.

● Private Suites

Two secondary bedrooms with en-suite baths and vaulted ceilings, plus a primary suite with dual closets, soaking tub and marble tile.

● Major Improvements

Main level, furnace and airconditioning completed in 2013; roof replaced in 2019. Buyers should verify dates and condition.

CONNECTED COUNTRY LIVING

Room to breathe. Close to everything.

A rural setting with convenient access to Longmont and the northern Front Range.



APPROXIMATE ACCESS

DOWNTOWN LONGMONT

10–15 MIN

I-25 / HWY 66

ABOUT 15 MIN

BOULDER

30–35 MIN

DENVER / DIA

45–55 MIN

Drive times are approximate and vary with route, traffic and conditions.

CHRISTOPHER MARTINEZ

NOEL & MARTINEZ TEAM | RE/MAX ALLIANCE

720-232-8947 • cmartinez@remax.net

www.noelandmartinezteam.com

Information is provided as a general marketing resource and is not a zoning determination, legal opinion or guarantee. Property features, acreage, improvements, water rights, well data, animal allowances and intended uses should be independently verified. Sources include seller-provided information, Colorado Division of Water Resources records and Boulder County land-use guidance.



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