

Ohana Ranch Estate Lot

4.00 Acres

Larimer County, CO

\$375,000



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Activities & Amenities

Equestrian/Horse Property
Farm/Crops/Ag
Hunting - Big Game
State Hunting Unit: 20

Land Details

Address: 6819 W County Road 18,
Loveland, Colorado 80537, USA
Subdivision: Rocky Mountain Ohana
Ranch Conservation Development
Closest Town: Loveland
Total Acres: 4.00
Zoning: Res Land
Elevation: 5240
Topography: Flat
Vegetation: Native Grass
Estimated Taxes: \$5,191 - 2025
Source of lot size: Assessor/Tax Data

Lot Highlights

Utilities:
Electricity: PVREA At Site
Gas: Propane Needed
Wastewater: Septic System Needed
Potable Water: Buyer must
purchase Water Tap
HOA: No - See Deed Restrictions
Animals Allowed: Horses,
Livestock, Fowl, Pets



About This Property

Set within the stunning Rocky Mountain Ohana Development, the 4-acre Ohana Ranch Estate Lot provides an exceptional opportunity to build your dream home amid breathtaking valley and Front Range views. Enjoy the privacy of an exclusive rural acreage community while remaining just minutes from the amenities of Loveland, offering the ideal balance of country living and convenience.





Land

Located in the heart of Rocky Mountain Ohana Ranch, the Ohana Ranch Estate Lot is a premier 4-acre homesite offering stunning mountain views, generous open space, and a setting among impressive custom estate residences. Conveniently situated on the desirable west side of Loveland, Colorado, this property combines the privacy of rural living with easy access to city amenities.

Positioned along the community's main road, the lot provides ample room to create a custom estate tailored to your vision, including a primary residence, detached outbuildings, gardens, landscaping, equestrian or livestock facilities, and more. As part of the Rocky Mountain Ohana Ranch community, the property is subject to protective covenants designed to preserve the quality and character of the neighborhood. Key restrictions include:

One primary residence with a minimum of 3,000 square feet of finished living area (above- and below-grade combined)

One barn and one equipment building/shop, each up to 10,000 square feet (100' x 100') and designed to complement the primary residence.

Maximum building height of 40 feet

Minimum building setback of 25 feet from all property lines

Livestock allowance of up to four adult large animals, three dogs, three cats, and 25 fowl

Neighborhood road right-of-way located along the south boundary of the property

Please refer to the recorded Restrictions Document for complete details.





Utilities will be the responsibility of the buyer and include electricity through PVREA, propane service, a septic wastewater system, and the purchase of a ¾-inch estate water tap from the Little Thompson Water District. The most recent quoted cost for the water tap was approximately \$187,500; buyers should independently verify current availability and pricing.

Recreation

West Loveland offers an exceptional blend of outdoor recreation, natural beauty, and small-town charm. Residents enjoy convenient access to hiking, mountain biking, horseback riding, and wildlife viewing in the nearby foothills, including the scenic trails and rock formations of Devil's Backbone Open Space. Boating, paddleboarding, fishing, and swimming are available at Horsetooth Reservoir and Carter Lake, while the surrounding mountains provide endless opportunities for camping, off-road adventures, and scenic drives.

Hunting on the parcel includes seasonal elk and deer that migrate through the property. It is not uncommon to see hundreds of elk in the valley of the development. Check local and state guidelines on hunting codes and laws.

Golf enthusiasts can enjoy several nearby courses, and outdoor lovers appreciate the close proximity to Rocky Mountain National Park, one of Colorado's premier destinations for hiking, fishing, wildlife photography, and year-round recreation. The area is also known for its thriving arts scene, local wineries, breweries, farmers markets, and community events, creating a lifestyle that balances outdoor adventure with modern conveniences. Whether exploring the foothills, spending a day on the water, or enjoying downtown Loveland's shops and restaurants, West Loveland provides abundant recreational opportunities for every season.

Water/Mineral Rights & Natural Resources

No water or mineral rights will pass to the buyer.

*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 regards 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 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."

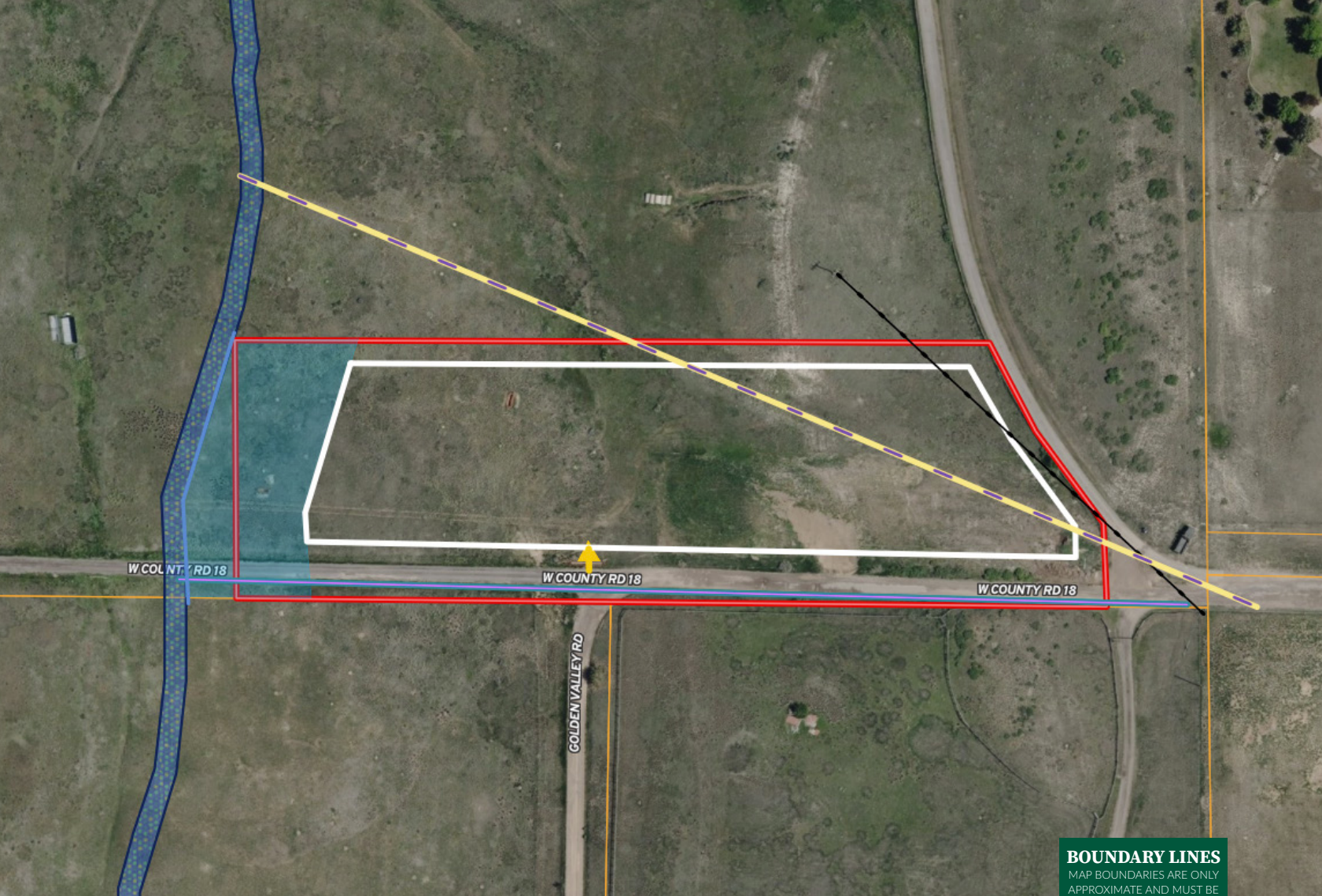


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

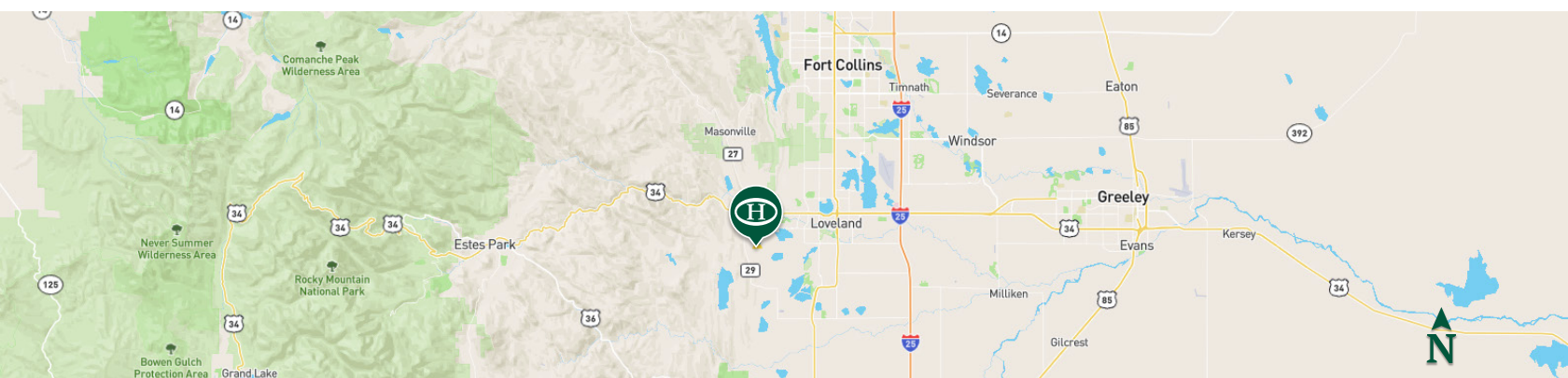
Scan to see more
testimonials





 Boundary

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



Dan Brunk

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