

Lykins Gulch Ranch

318.00 Acres

Boulder County, CO

\$10,000,000



HAYDEN  OUTDOORS.

Lykins Gulch Ranch

TOTAL ACRES:

318.00

PRICE:

\$10,000,000

COUNTY:

Boulder County

CLOSEST TOWN:

Lyons, CO

Presented by



James Massie

- 📍 Sales Agent, Licensed in CO
- ✉ JMassie@HaydenOutdoors.com
- 📞 303.775.5088



John Herrity

- 📍 Broker, Licensed in CO, NE, SD, IA, & AK
- ✉ John@HaydenOutdoors.com
- 📞 970.685.0645





Property Summary

Lykins Gulch Ranch, a 318 +/- acre property located in Boulder County. This parcel has previously operated as a rock quarry leaving an impressive footprint that is full of wildlife and open meadows. Enjoy privacy with access to all necessary amenities. Near Boulder County open space, there are many trails and sits in close proximity to Rocky Mountain National Park. Build your dream home or work the land while enjoying hunting in Unit 20.



Activities & Amenities

ATV/Off Road

Cattle/Ranch

Equestrian/Horse Property

House/Cabin

Hunting - Predator/Varmint

Hunting - Turkey

Campground

Development Potential

Hiking/Climbing

Hunting - Big Game

Hunting - Small Game

Mineral Rights

Land Details

Address: Foothills Highway, Longmont, Colorado
80503, USA

Closest Town: Lyons

Total Acres: 318.00

Deeded Acres: 318.00

Leased Acres: 0.00

Zoning: Ag

Elevation: 5364

Topography: Foothills

Estimated Taxes: \$272.9 - 2022

Source of lot size: Assessor/Tax Data



Land

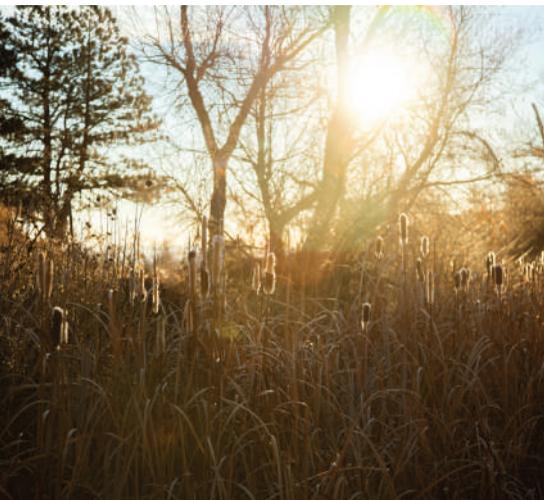
Welcome to a once-in-a-lifetime opportunity to own a breathtaking parcel in the heart of Boulder County, Colorado. This unique parcel truly stands out as a rare opportunity in the real estate market to acquire some of the finest land for sale across the county. Opportunities to add a 318 +/- acre parcel to your land holdings of this caliber in Boulder County doesn't surface often.

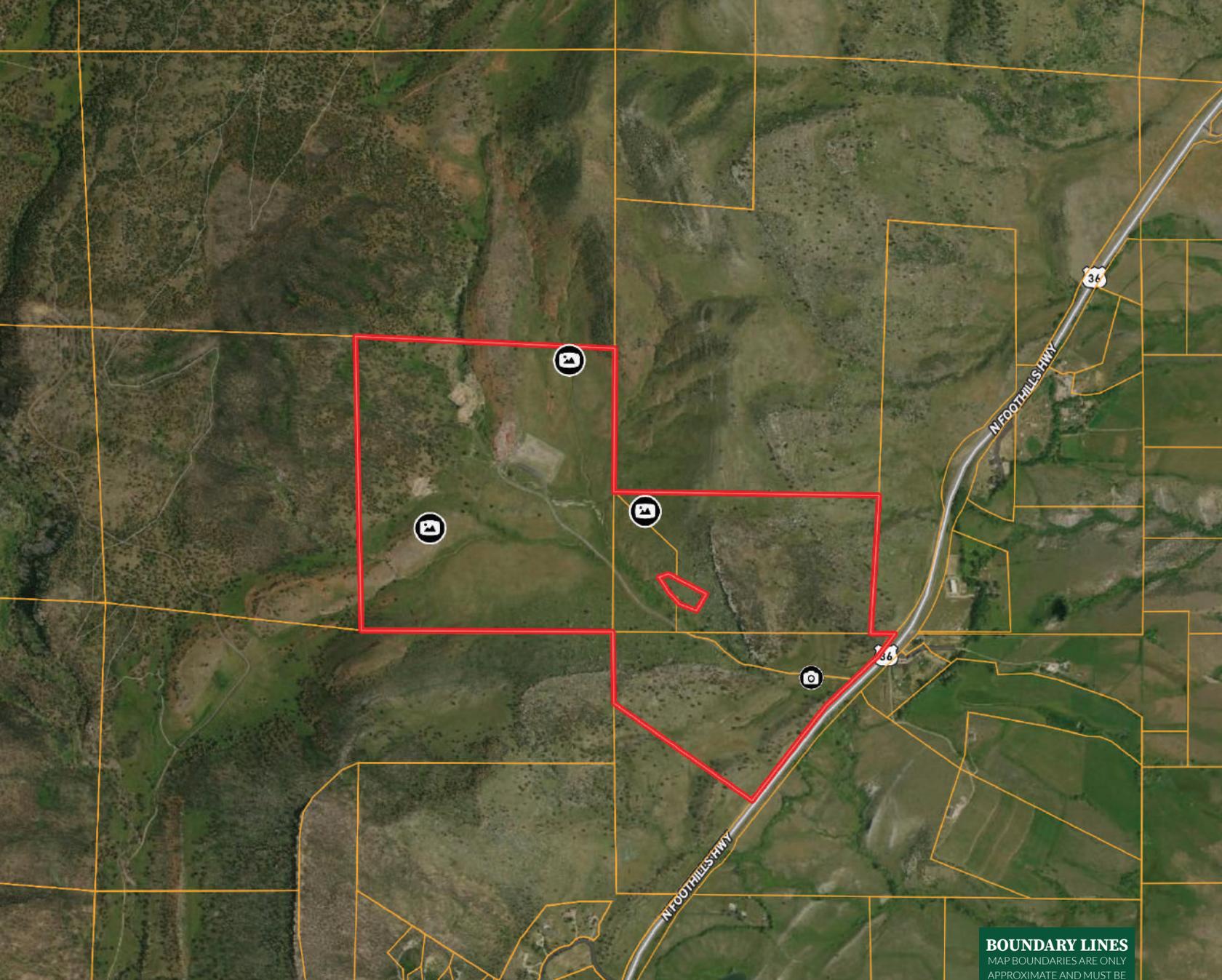
Whether you are a nature enthusiast, hunter, wildlife lover, or builder, the opportunity is endless with this property. Across the property, one will notice the abundance of wildlife that thrives in the diverse ecosystems incorporated throughout this piece of land. With unobstructed mountain views in all directions, the landscape gently slopes into a vast bowl that is unique to this parcel.

Conveniently located with easy access to Lyons, Estes Park, Longmont, and Boulder, there is quick access to towns within close distance from the private 318 acre parcel. For those with a vision of building a dream home on a luxurious and expensive canvas, this property is a blank slate waiting for creative touch. Hunters will appreciate the opportunity to indulge in their passion in Unit 20, adding a recreational dimension to this diverse land offering that qualifies for landowner tags. This property caters to all lifestyles and fits more than one needs for most.

With a combination of natural beauty, convenience, and endless opportunities, don't miss out on the chance to make a once-in-a-lifetime investment and own a piece of Colorado's unparalleled beauty.

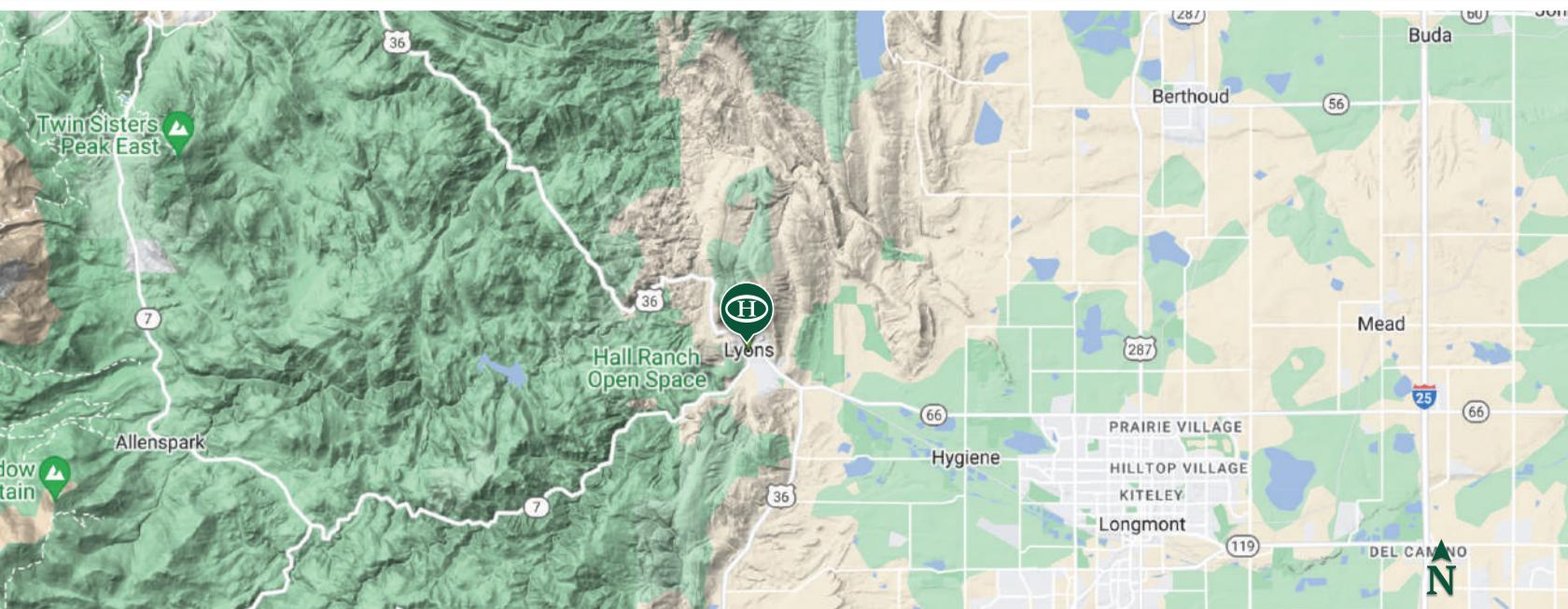






 Boundary

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





Recreation

Unit 20 is known for its rocky terrain and subtle elevation changes. There is great deer and elk hunting with optimal cover throughout the unit for wildlife. This property sits nestled in between Boulder County open space that backs to the world famous Rocky Mountain National Park where exploration and outdoor activities are limitless. The Boulder County open space offers many hiking/biking trails making this a versatile recreational property. From hunting to hiking and everything between, this parcel caters to all recreational needs regardless of the season.

Region & Climate

In Boulder County, the summers are warm allowing ample opportunity for activities. Winters are often cold with snow and wind and the area is known for being partly cloudy year round. Over the course of the year, the temperature varies from 22 degrees to 87 degrees and is rarely below 6 degrees and above 95 degrees.





History

By Lyons Historical Society –"Lyons: The Town Below The Cliff" In the shadow of Longs Peak all nestled in "as snug as a bug in a rug", lies the town of Lyons, Colorado. It is the town below the cliff. "The Double Gateway to the Rockies" – the land of the Lyons sandstone, truly in "Red Rimrock Country". At an elevation of 5,374 feet, about 2,200 people call it home.

Native Americans: The early history of Lyons tells us that Native Americans were the first settlers. Different tribes wandered in and out of the valley. Shoshones, Pawnees, Cheyenne's and the Crow Indians hunted through the area, but the Ute and Arapaho tribes lived here. The United States government had the boundary line to range 71 surveyed in 1870, and range 72 was surveyed in 1874. E.S. Lyon and his wife, Adeline, came to this area in 1880, from Putnam, Connecticut, following the advice of Mr. Lyon's doctor. In 1882, the town was platted and named after E.S. Lyon, and became incorporated in 1891. It didn't take long to discover the potential of the sandstone, and soon quarries were a booming business.

Railroad: In 1884, the Denver, Utah, and Pacific Railroad built a narrow gauge track into Lyons, to ship the sandstone as far East as Chicago and New York. The sandstone shipments were used on their brownstone houses. Sandstone was also used as rubble for railroad ballast, flagstone for sidewalks, and curbs and gutters. Many of the beautiful buildings on the Colorado University at Boulder campus are built with Lyons sandstone, as well as many other buildings around the country. Over the hogback to

the east of Lyons, more quarries developed, to eventually be known as Beach Hill and Noland. The town of Noland had a history all its own, until concrete hit the scene. Today, very little remains of this one-time-jumping community. But in its heyday, it was serviced by the Lyons Tower Stone Railroad, Stone Mountain Railroad, Noland Land, and Transfer railroad – all the same railroad. The Union Pacific built the wide gauge railroad into Lyons. The Burlington and Missouri, the Chicago, Burlington and Quincy and the Burlington Railroads have served the Lyons area. At one time, Lyons was an important railhead, for not only shipping sandstone, but also for shipping gold ore. The Smuggler and Golden Age Mines up the South St. Vrain canyon were successful producers of their day.

Martin Marietta Cement Western Division: The largest industry in the area is the Martin Marietta Cement Western Division (now CEMEX), just east of Lyons. Cattle raising and farming remain prevalent in the area, as well. Lyons claims the title of "The Double Gateway to the Rockies," as it is the junction of the North St. Vrain Highway 36-66 and the South St. Vrain Highway 7 – both of which lead to Estes Park. The highways are named after the rivers that created the canyons: Ceran St. Vrain, an early day trader.

Businesses: Many businesses continue to thrive in the area. Today, Lyons is noted for its arts, culture and outdoor recreation opportunities.

Bicentennial: Lyons was designated a Centennial-Bicentennial Community on July 4, 1975; the restoration of the Depot (built in 1885) was the Bicentennial project.

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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

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REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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