

Boone Quarry

56.71 Acres | Boulder County, CO | \$2,999,999



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Activities & Amenities

ATV/Off Road
Development Potential
Equestrian/Horse Property
Fishing
Hiking/Climbing
House/Cabin
Natural Spring
Outbuilding/Barn/Shed/Shop
Pond/Lake
Water Access
Water View

Land Details

Address: 1117 N. 5th Ave., Lyons,
Colorado 80540, USA
Closest Town: Lyons
Total Acres: 56.71
Deeded Acres: 56.71
Zoning: A
Estimated Taxes: \$6,182 - 2024
Source of lot size: Other

Building Details

Homes: 1
Style of Home(s): Modular
Finished Sq. Ft.: 2,016
Bedrooms: 2
Full Bathrooms: 1
Basement: Full finished
Parking Types: Detached Garage
Total # of Spaces: 6
Outbuildings: 3
Types of Outbuildings: Workshop 1,
Workshop 2 & Scalehouse (Not in use)



Property Summary

The Boone Quarry is located in Boulder County, CO near the town of Lyons. Spanning 56.71 +/- acres, this unique holding has a one of a kind foot print left behind from once operating as a red rock quarry. Between the pond, red rock outcroppings, and gentle change in topography, this parcel has some of the most scenic views from a property in Boulder County.





Land

This incredible property is a unique mix of natural beauty, wide-open space, and rich history across 56.71 +/- acres. What was once an active red rock quarry has now become a truly remarkable setting—peaceful, scenic, and full of potential. The land is a blend of rugged red rock formations, open stretches of native grasses, scattered trees, and softly changing elevations that give the whole area a dynamic, natural, and one of a kind feel. One of the most eye-catching features is the large natural pond on the Northern end of the property. Winding through the acreage is a thoughtfully established road system, making it easy to navigate all sections of the land whether on foot, horseback, or by vehicle. As you move around, you're constantly met with sweeping views in every direction. Longs Peak stands proudly in the distance, offering a postcard-worthy backdrop, while 360-degree vistas stretch across the surrounding hills and rock formations. The mix of terrain and scenery gives this place a true Colorado feel which is ideal for someone looking to build a dream home, create a private getaway, or own a one of a kind legacy property at the base of the Rocky Mountains.

Improvements

As you enter the property, you'll notice multiple improvements that add to the functionality of the Boone Quarry. The main modular house is 2,016 +/- square feet with 2 bedrooms and 1 bathroom, perfect as a full-time home or a weekend basecamp. There are also two big detached workshops, great for stashing gear, campers, or all the toys you'll want for exploring the property. Right at the entrance, you'll spot the original scale house from back when the quarry was still in operation, and further in, you'll find the old remains of a blacksmith shop—little touches of history that give the place its unique feel.





Recreation

The Boone Quarry is a true recreational playground where the possibilities for outdoor fun are just about endless. Whether you're into mountain biking, hiking, horse back riding, or setting up camp for weekend camping, this property has something for everyone. The natural terrain is perfect for ATVs, off-roading, and dirt biking, with plenty of space to explore and adventure. Visitors will appreciate the peaceful pond that's great for paddle boarding and kayaking—and with a little habitat work, it might even be developed into a private fishery. The Boone Quarry is a place where adventure meets relaxation, and every day brings different recreational opportunities. If you're looking for a place to unplug and enjoy the great outdoors on your own terms, this is it.

Region & Climate

Lyons, Colorado, sits where the rolling plains rise into scenic foothills, creating a striking blend of open vistas and rugged terrain. The town experiences a semi-arid climate, boasting more than 300 sunny days annually, with hot, dry summers, refreshingly cool evenings, and winters that are typically cold and crisp with light snowfall. At an elevation of approximately 5,400 feet, Lyons offers clean mountain air and a dynamic four-season climate perfect for outdoor enthusiasts year-round.





History

Founded in 1880 and named after Edward S. Lyon, Lyons, Colorado, has a rich history rooted in its renowned red sandstone quarries, which helped build structures across the country. With many original stone buildings still standing, the town blends historic charm with natural beauty at the foothills of the Rockies. Once a bustling quarry and railroad hub, Lyons has evolved into a vibrant, artistic community known for its small-town feel, scenic surroundings, and easy access to outdoor adventure.

Location

Lyons, Colorado, is nestled at the foothills of the Rocky Mountains, about 20 miles northwest of Boulder and approximately 55 miles from Denver International Airport. Known as the “Gateway to the Rockies,” Lyons is where the plains meet the mountains, offering stunning natural beauty, red sandstone cliffs, and access to outdoor activities like hiking, biking, and fly fishing. The town is also recognized for its vibrant arts scene, historic charm, and community events, including popular music festivals which can be enjoyed from this property. With a laid-back, welcoming atmosphere and a strong sense of local pride, Lyons blends small-town appeal with the rugged beauty of Colorado’s wilderness.

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- RICK STEINER, SELLER/BUYER

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