

Lyons/Estes Ready to Build 40 Mountain Acres

40.10 Acres

Boulder County, CO

\$950,000



HAYDEN  OUTDOORS.

Lyons/Estes Ready to Build 40 Mountain Acres

TOTAL ACRES:

40.10

PRICE:

\$950,000

COUNTY:

Boulder County

CLOSEST TOWN:

Lyons, CO

Activities & Amenities:

Borders Public Lands
Cycling/Mountain Biking
Equestrian/Horse Property
Hiking/Climbing
Hunting - Big Game, Predator/
Varmint, Small Game & Turkey
Natural Spring
Stream/River
Wooded
State Hunting Unit: 20

Land Details:

Address: 12724 N St Vrain Drive,
Lyons, Colorado 80540, USA
Closest Town: Estes Park
Total Acres: 40.10
Deeded Acres: 40.10
Zoning: FOR
Elevation: 6800-7200
Topography: Steep, rolling, flat
Vegetation: Pines, cedars, aspen
Estimated Taxes: \$8 - 2024
Source of lot size: Assessor/Tax Data
HOA Dues: \$500
Other Improvements: 320 V electricity
to center of property, well permit,
engineered entrance road/driveway,
excavated flat areas for building sites

Property Summary

Exquisite 40+ acre parcel halfway between Estes Park and Lyons. End of private road that serves only 4 parcels, this piece is adjacent 10s of thousands of acres of National Forest. Uniquely, there has been extensive engineered roadwork, site preparation, and permitting for a 2300sqft barn. Well permit in hand and 320 volt electricity to center of the building sites add to the preliminary work. Road HOA only, no covenants.

Land

At 40.096 acres, this mostly southern facing mountain property has dramatic rock outcroppings, a tumbling stream and even a small spring. The land is in a Forestry Stewardship Management Plan that the current owner initiated in 2017 and led to forest thinning and fire fuel mitigation, extremely low taxes, and a better insurance situation. A new owner can continue this program that expires in 2027. Elevations are about 6800-7200 feet with the road kept clear for year round access as 2 other residents on neighboring parcels live there year round. The terrain is a combination of varied steeps to flats, with obvious building sites in pre-excavated spots. The south and west boundaries are shared with National Forest giving incredible access to 10s of thousands of National Forest acres for hiking, camping, rock climbing, hunting, fishing and much more.

Improvements

Currently, there are no structures but the owner has an approved building permit for a 2300 sqft barn. There is 320 V power to the interior of the parcel close to where you would construct a future home and support buildings and the entrance road has been engineered to create great access into the property center. Owner has a well permit that is easily transferable.

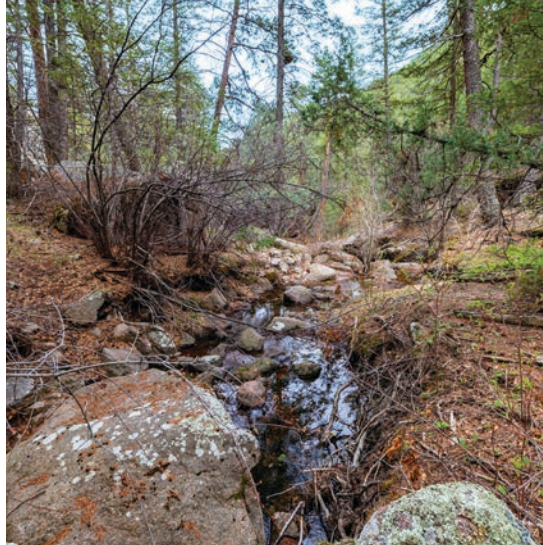
Recreation

It's difficult to try to describe the unlimited recreation for this site and the immediate area. You have access, direct access because of common boundaries with National Forest, to 10s of thousands of acres of Roosevelt and Arapahoe National Forests. On and from your site you have camping, hiking, rock climbing, hunting and so much more. If you get bored with all of that, you have world famous Estes Park about 20 minutes away, and Rocky Mountain National Park about 30 minutes.

For those who enjoy water-based activities, the area's nearby lakes, including Lake Estes, offer opportunities for boating, kayaking, paddleboarding, and fishing. Estes Park is also known for its vibrant wildlife, with opportunities to spot elk, deer, and birds in their natural habitats, especially in the fall during the elk rut.

Winter brings a new set of adventures, with snowshoeing, cross-country skiing, and ice fishing available within the park. The nearby Estes Park Resort offers a cozy base for winter visitors, while the town itself is a charming spot for shopping, dining, and enjoying local arts and culture. Whether you're hiking, skiing, or simply enjoying the views, Estes Park is a true haven for outdoor recreation.





Water/Mineral Rights & Natural Resources

Any mineral rights, if they exist, convey with this sale.

Region & Climate

This area experiences a semi-arid climate with four distinct seasons, all with low humidity. Summers are warm and dry, with daytime temperatures typically ranging from the mid 60s to mid-80s°F, though evenings cool off significantly. Winters are cold, with daytime highs averaging in the 20s to 40s°F, but nights usually dip below freezing. Snowfall is moderate, typically 15-25 inches annually, creating a scenic winter landscape. Spring and fall bring milder temperatures and occasional rain, offering a comfortable transition between the extremes of summer and winter.

Location

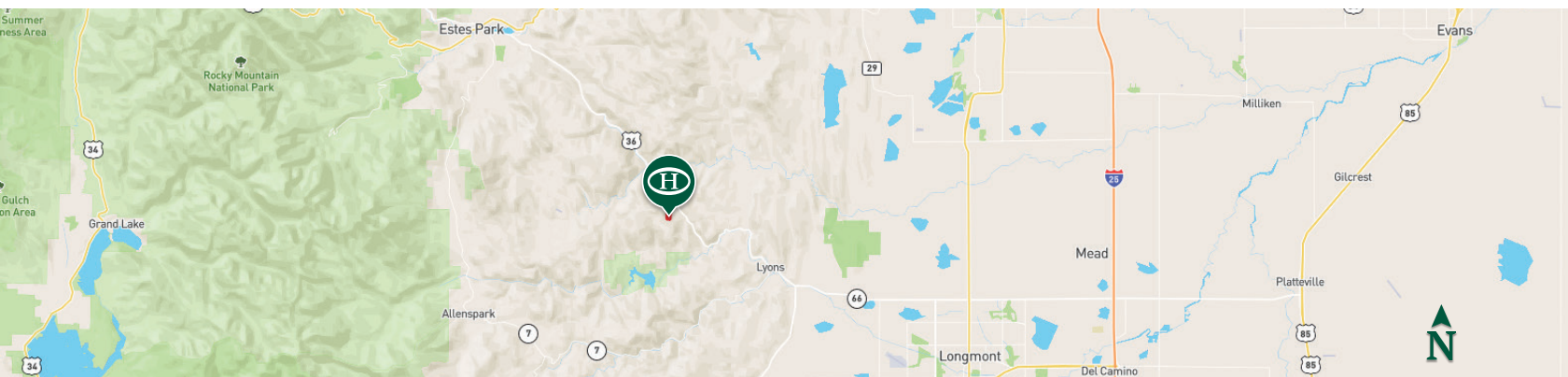
Located at 12724 N St Vrain Road just south of Pinewood Springs, CO, this property offers a serene, rural setting with easy access to both nature and nearby conveniences. Pinewood Springs is a small, picturesque community nestled in the foothills of the Rocky Mountains, offering a peaceful environment with stunning mountain views. The nearest major town is Estes Park, about a 15-minute drive to the northeast, where you can find restaurants, shops, and recreational activities, including access to Rocky Mountain National Park.

For air travel, the closest airport is Denver International Airport (DEN), just over an hour southeast, providing a wide range of domestic and international flights. Smaller regional airports like Boulder Municipal Airport and Longmont's Vance Brand Airport are also within a 45-minute drive.

Essential amenities, including grocery stores, healthcare, and schools, are available in nearby Lyons, around 10 miles to the south. Pinewood Springs itself offers a close-knit community with a slower pace of life, making it an ideal location for those seeking privacy, but with easy access to both nature and essential services.

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