

South Boulder Road Estate

16.89 Acres

Boulder County, CO

\$2,290,000



HAYDEN  OUTDOORS.

South Boulder Road Estate

TOTAL ACRES:

16.89

PRICE:

\$2,290,000

COUNTY:

Boulder County

CLOSEST TOWN:

Boulder, CO



Presented by



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**HAYDEN OUTDOORS.
REAL ESTATE**





Property Summary

Welcome to an exceptional 17-acre equestrian paradise nestled in the heart of Boulder County, offering breathtaking, scenic views of the iconic Flatirons. This is a rare opportunity to embrace a lifestyle where unparalleled natural beauty meets opportunity for horse and land enthusiasts, all just 10 min from Downtown Boulder and the charming community of Louisville.

Land

This expansive property is a haven for horse enthusiasts. Enjoy your own private riding/roping arena and a good-sized round pen, ready for training and enjoyment. Thoughtfully planned infrastructure includes dedicated tack sheds, ample hay storage, and equipment sheds, ensuring everything has its place. Lush pastureland offers excellent turnout for your horses, naturally irrigated by a year-round spring water that runs through the property – a truly unique and valuable feature. Imagine spending your days riding and training with the majestic Flatirons as your backdrop.



Activities & Amenities

Conservation Easement
Equestrian/Horse Property
House/Cabin
Outbuilding/Barn/Shed/Shop

Land Details

Address: 7035 South Boulder Road ,
Boulder, Colorado 80303, USA
Closest Town: Boulder/Louisville
Total Acres: 16.89
Zoning: ER
Source of lot size: Unknown

Building Details

Homes: 1
Style of Home(s): Ranch Style
Bedrooms: 5
Full Bathrooms: 2
Three-Quarter Bathrooms: 2
Basement: Full finished
Parking Types:
Attached Garage
Total # of Spaces: 2
Types of Outbuildings:
Equipment Sheds
Milk Barn
Storage Shed
Horse Stalls
Hay Storage
Other Improvements: Riding/Roping Arena and
Round Pen
Heating Systems:
Boiler-HWBB
Exterior Features:
Fully Fenced



Improvements

At the center of this estate is an inviting ranch-style home, thoughtfully expanded and remodeled to offer approximately 4000 sq ft of comfortable living space. This welcoming residence features 5 spacious bedrooms and 4 well-appointed bathrooms, providing ample room for family and guests. The home also includes a finished basement, offering additional rooms for guests, storage, or creative spaces.

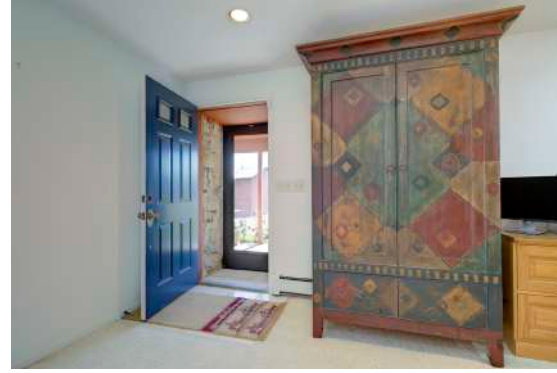
Agriculture

The East and North West part of the property has lush pasture to be able to allow some type of livestock grazing. Previously the pasture has been grazed by horses and cattle.

Water/Mineral Rights & Natural Resources

Towards the East end of the property there is spring water that runs to the North of the property lines. The spring water has seen to have run year-round. The South Boulder Canyon ditch also runs through the property towards the North West end.







Region & Climate

Boulder is nestled at the foothills of the majestic Rocky Mountains. This semi-arid environment boasts over 300 days of sunshine annually, making it a haven for outdoor enthusiasts. Summers are typically warm and dry, with low humidity perfect for hiking, cycling, and rock climbing on the iconic Flatirons. While winters bring significant snowfall, creating excellent conditions for skiing and snowboarding in nearby resorts, clear and sunny days are still common. Spring and autumn are mild and beautiful. Precipitation varies throughout the year, with spring and summer often seeing afternoon thunderstorms that contribute to the lush, green landscape, while the overall climate remains relatively dry. This dynamic weather, combined with an abundance of trails, parks, and easy access to high-altitude adventures, makes Boulder a prime destination for an active, nature-oriented lifestyle.





History

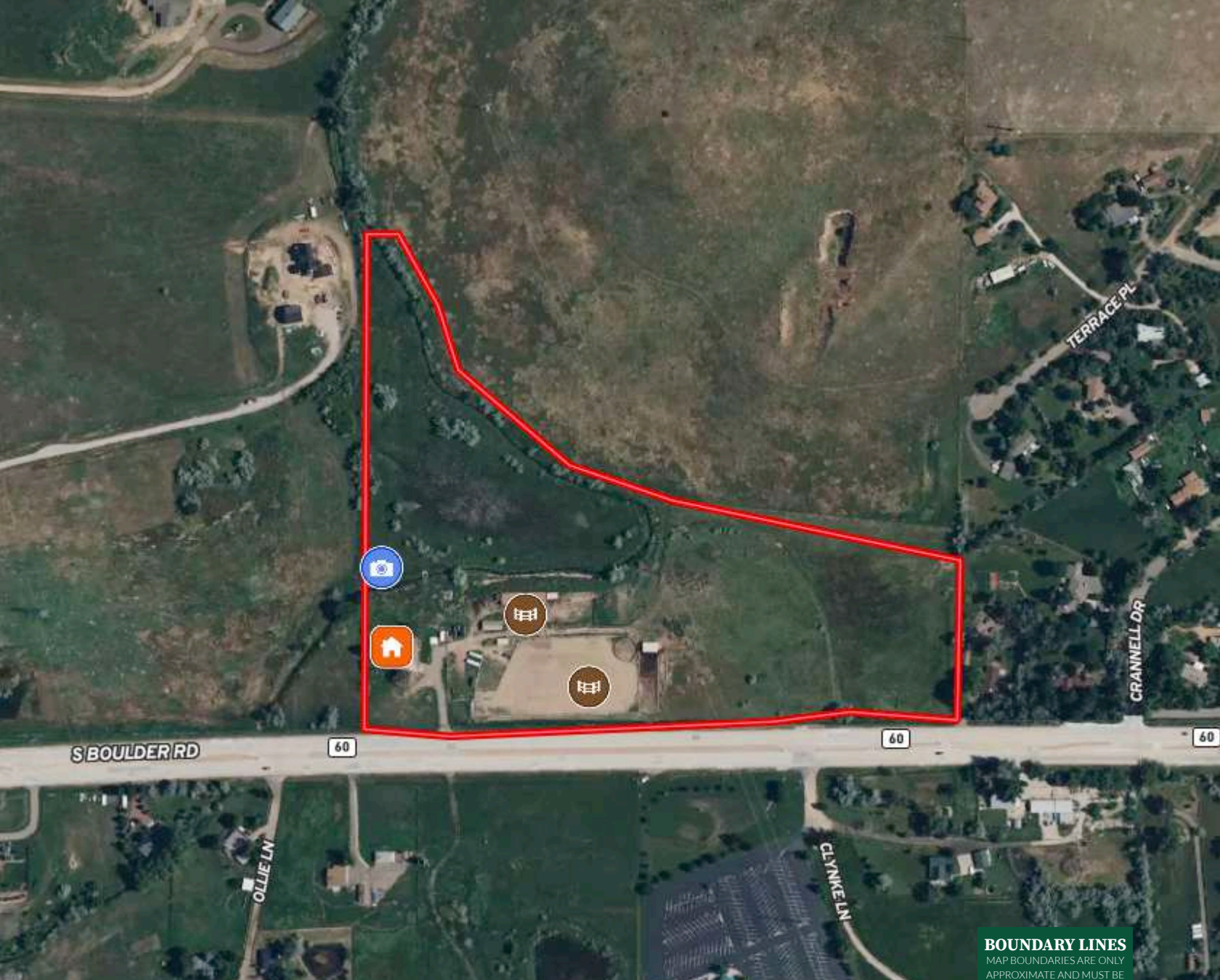
Boulder, Colorado, boasts a rich and fascinating history deeply rooted in both Native American heritage and the American Westward Expansion. Established in 1859...From its early days as a supply hub for miners, Boulder quickly evolved, valuing education and progressive ideals; it proudly became home to the University of Colorado in 1876, even before Colorado achieved statehood. This commitment to intellectual growth, coupled with its stunning natural surroundings, fostered a unique community spirit. Throughout its development, Boulder has maintained a strong connection to its past while embracing innovation, conservation, and a distinct, independent culture that sets it apart.

The property has been around since the 1900s. The property has been used for a beautiful home and place to enjoy their horses and cattle. The arena was used both for riding/training horses and team roping.

Location

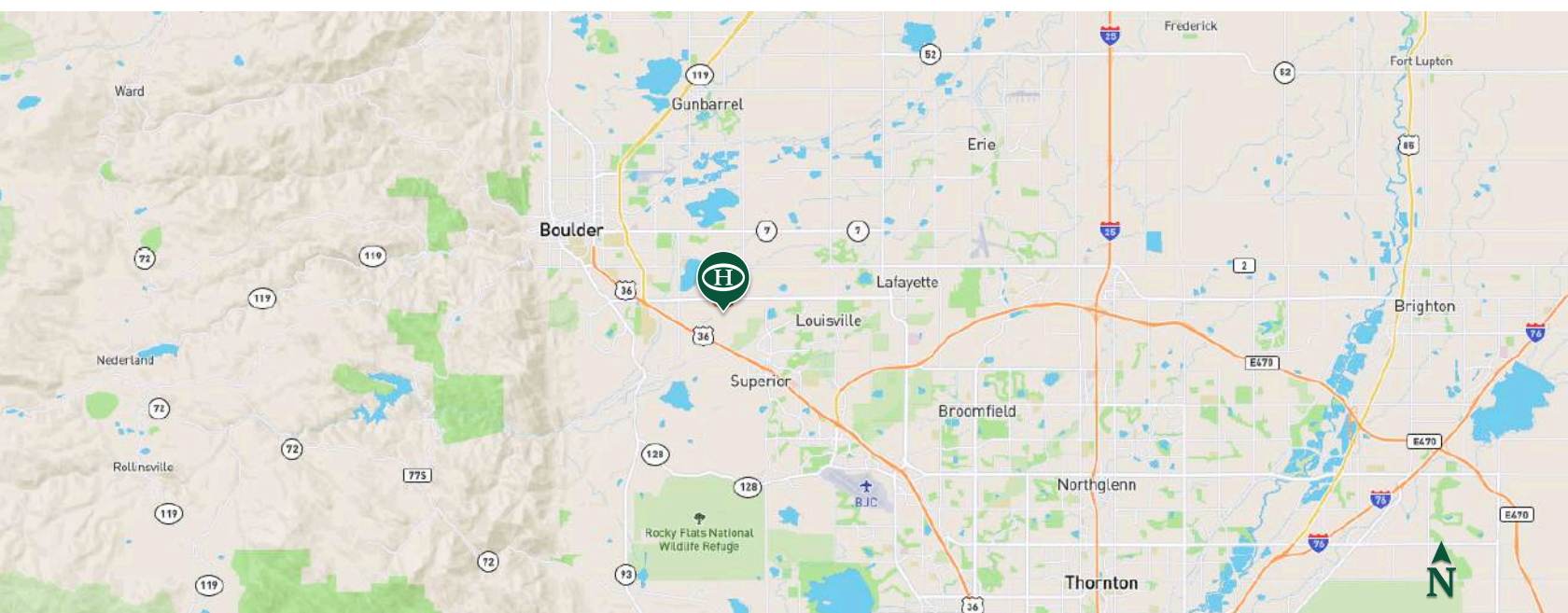
Experience the best of both worlds: the tranquility and privacy of acreage living with the convenience of an unbeatable central location. You're just a short 10-minute drive to the world-class dining, shopping, cultural attractions, and hiking trails of Boulder, and equally close to the family-friendly amenities and community spirit of Louisville. This prime location offers easy access to everything you need while preserving your peaceful equestrian sanctuary.





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

 Boundary



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

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testimonials





**HAYDEN
OUTDOORS®
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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