

Elk Mountain Ranch

51.26 Acres

Boulder County, CO

\$4,200,000



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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
House/Cabin
Irrigation
Natural Spring
Outbuilding/Barn/Shed/Shop
Propane
Timber
Water View
Wooded
Water Rights

Land Details

Address: 11050 N Foothills Hwy,
Longmont, Colorado 80503, USA
Closest Town: Lyons
Total Acres: 51.26
Deeded Acres: 51.26
Zoning: Agricultural
Elevation: 5500
Topography: Gently Sloping
Water Rights: Yes
- 85 shares of Left Hand Ditch
- 5/8 share of Lake Ditch
Estimated Taxes: \$2,731 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Finished Sq. Ft.: 693
Bedrooms: 1
Full Bathrooms: 1



Property Summary

Elk Mountain Ranch encompasses 51.26± acres at the base of the foothills in Boulder County, just over 10 miles from Pearl Street. Featuring irrigated meadows, mature timber, fantastic views, historic agricultural improvements, and 85 shares of Lefthand Ditch water, the property offers a rare combination of privacy, agricultural utility, wildlife habitat, and future flexibility in one of Colorado's most tightly held regions.





Land

The 51.26± acre Elk Mountain Ranch sits in a highly desirable setting where the plains transition into the foothills of Boulder County. The land is characterized by gently sloping topography, irrigated native grass pastures, a mature tree-lined drainage, and diverse wildlife habitat rarely found so close to Boulder. A defining feature of the property is the extensive creek-bottom corridor that cuts through the land. Large cottonwoods, native shrubs, and dense vegetation

create a secluded environment that feels far removed from nearby development. The southwestern portion of the property consists of productive open pasture framed by mature trees and protected views. Additional meadows extend northward throughout, offering multiple areas suitable for grazing, recreation, or future agricultural use. Throughout the ranch, numerous vantage points overlook neighboring conserved pastures and portions of Foothills Reservoir. Historically part of a larger ranch, the property is now surrounded by substantial privately owned and conserved acreage that helps preserve the area's rural character. Unlike many properties throughout Boulder County remaining of this size, Elk Mountain Ranch is not encumbered by a conservation easement.

Improvements

The improvements at Elk Mountain Ranch reflect generations of agricultural stewardship and contribute significantly to the property's character and identity. Upon entering either gated entrance, visitors are welcomed by a collection of historic ranch structures that create an authentic agricultural setting seldom preserved in Boulder County today. The ranch is improved with a two-bedroom, one-bathroom residence featuring log siding and an elevated position overlooking portions of the property. Beneath the home is a multi-car garage that also serves as equipment and utility storage. Additional improvements include a historic turkey barn, silo, bunkhouse, and various supporting agricultural structures. Preliminary evaluation suggests that five existing structures may qualify for consideration as local historic landmarks. Buyers are encouraged to conduct their own due diligence regarding landmark designation and any potential benefits that may be available through Boulder County regulations, including additional Residential Floor Area considerations.





Agriculture

The ranch has historically served as an agricultural property and continues to possess many of the attributes sought by livestock owners, equestrians, and hobby farmers. Productive irrigated grass pastures provide grazing opportunities while the existing infrastructure supports a variety of agricultural operations. The combination of open meadows, reliable water resources, established access, and existing agricultural improvements creates a strong foundation for a horse property, small cattle operation, hobby farm, or modern homestead. The property's layout allows for multiple configurations of paddocks, pastures, barns, arenas, and supporting facilities, subject to county regulations and buyer verification. One of the more unique features of the ranch is the historic underpass beneath North Foothills Highway, which was originally utilized for cattle drive from different properties throughout the county. This uncommon feature serves as a reminder of the area's ranching history and the property's longstanding agricultural use.



Water/Mineral Rights & Natural Resources

Water resources are a significant component of Elk Mountain Ranch. The property benefits from 85 shares of Lefthand Ditch Company water, delivered through ownership of 5/8 share in Lake Ditch. Domestic water for the residence is supplied by an adjudicated spring.





Region & Climate

Located along the western edge of Boulder County where the foothills meet the plains, this area experiences over 300 days of sunshine annually, with four distinct seasons that contribute to the area's exceptional quality of life. The property's elevation, natural vegetation, and varied topography create a landscape that feels distinctly rural while remaining within close proximity to one of Colorado's most vibrant communities.

Location

Elk Mountain Ranch occupies a highly desirable location at the intersection of North Foothills Highway and St. Vrain Road, which is an uncommon balance between privacy and accessibility. Approximately 10 miles from downtown Boulder and Pearl Street, this provides convenient access to shopping, dining, employment centers, and the amenities that have made Boulder one of Colorado's most sought-after communities. The property is surrounded by conserved agricultural land, and protected open space that helps maintain the area's character and long-term appeal. Despite its secluded setting, residents enjoy straightforward access to Longmont, Lyons, Nederland, and Denver's metropolitan amenities. Denver International Airport can be reached in under an hour, making the property suitable as a primary residence, legacy horse property, or a retreat for owners seeking a rural lifestyle without sacrificing convenience.

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Buyer Process

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PROPERTY SHOWINGS: With regard 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.

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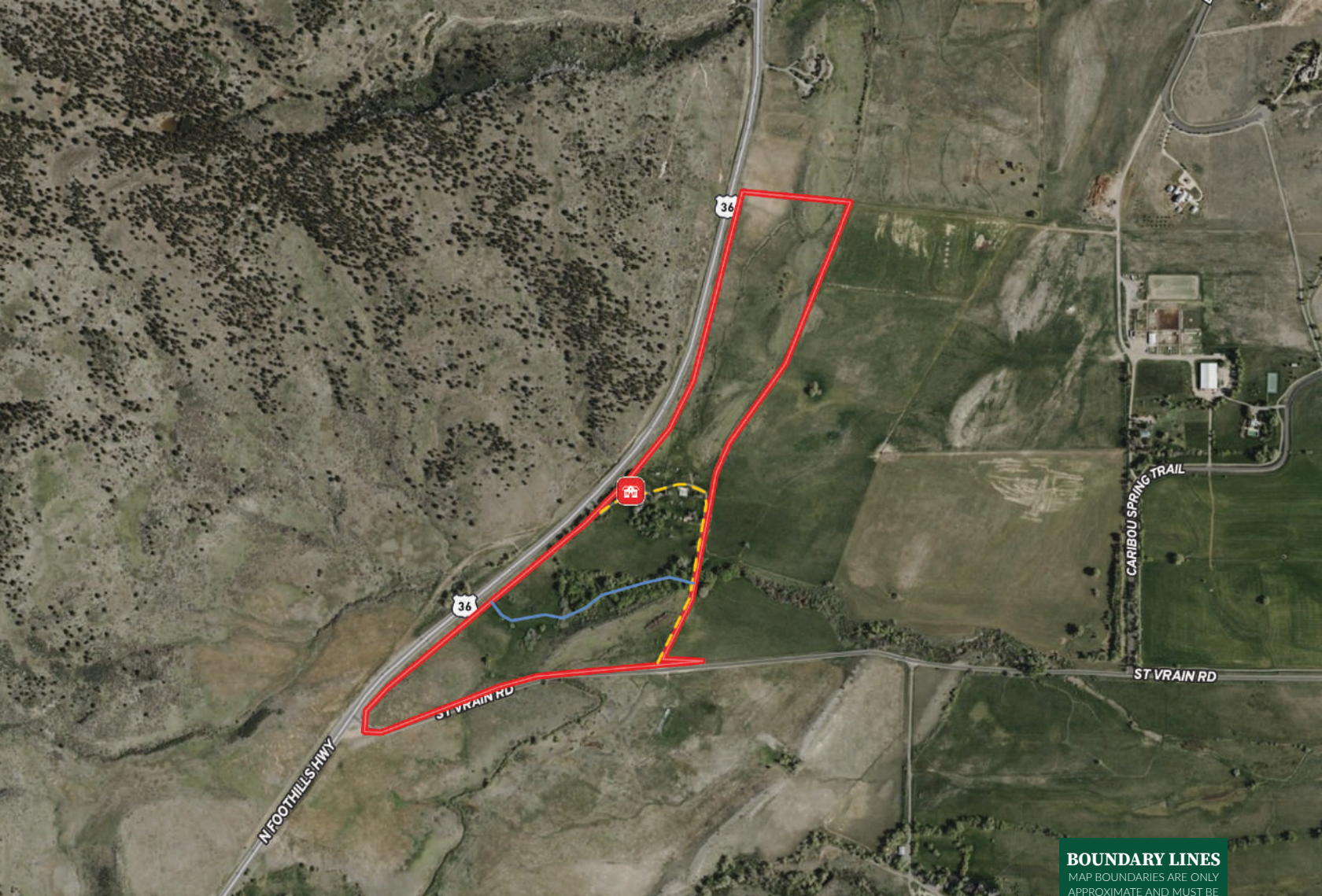


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- RICK STEINER, SELLER/BUYER

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Boundary Main House

BOUNDARY LINES

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



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