

Yellowstone Estate

64.71 Acres | Boulder County, CO | \$2,850,000



HAYDEN  OUTDOORS.

Yellowstone Estate

TOTAL ACRES:

64.71

PRICE:

\$2,850,000

COUNTY:

Boulder County

CLOSEST TOWN:

Longmont, CO

Presented by



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Property Summary

Yellowstone Estate spans 64.71 +/- acres across two adjoining parcels in Boulder County, combining a custom 5,021 SF ranch home with 59.73 +/- acres protected by a conservation easement that allows agricultural uses and improvements, subject to Boulder County review. A rare opportunity to enjoy luxury living with exceptional privacy, scenery, and agricultural potential.



Activities & Amenities

Cattle/Ranch
Conservation Easement
Equestrian/Horse Property
Farm/Crops/Ag
House/Cabin
Outbuilding/Barn/Shed/Shop

Land Details

Address: 10141 and 10295 Yellowstone Rd., Longmont, Colorado 80504, USA
Subdivision: Yellowstone Estates
Closest Town: Longmont
Total Acres: 64.71
Deeded Acres: 64.71
Zoning: A
Elevation: 5200
Pasture Acres: 59.73
Estimated Taxes: \$10,379 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 4925
Unfinished Sq. Ft.: 96
Bedrooms: 3
Full Bathrooms: 4
Basement: Full finished
Electricity Provider: Poudre Valley
Gas Provider: Xcel Energy
Water Provider: Little Thompson Water District
Parking Types: Detached Garage, Attached Garage, Driveway
Outbuildings: 1
Appliances: Ask for a list of inclusions
Flooring: Tile
Siding: Stucco
Roofing: Tile
View: Lake, Mountain, Scenic, Water



Land

The 59.73 +/- acre parcel is protected by a conservation easement that preserves the property's open character while allowing agricultural uses and agricultural improvements, subject to Boulder County review. The land has historically been farmed, is currently leased for light grazing. Two separate gated entrances provide direct access to the acreage from Yellowstone Road and the 5 acre home site.





Improvements

The home is situated on a beautifully landscaped 5-acre parcel featuring 3 water features, 3 separate stamped concrete patios, mature landscaping, and a gated entrance with a large concrete driveway. The custom ranch residence encompasses 5,021 square feet, with 4,031 square feet located on the main level for comfortable single-level living. The home benefits from outstanding views in every direction, including Longs Peak, Mt. Meeker, the Flatirons, Terry Lake, the surrounding plains, and even Pikes Peak on clear days. Wide hallways, oversized rooms, and an open layout create a home that is equally functional for everyday living and entertaining. A dramatic two-story foyer welcomes you into light-filled living spaces framed by expansive windows that capture the surrounding scenery. The gourmet kitchen features Brookhaven cabinetry, European Black granite countertops, a large island with breakfast bar, a Dacor six-burner range with griddle and grill, Dacor double convection ovens, warming drawer, built-in microwave, Sub-Zero refrigerator, wine cooler, and separate prep sink. The home includes three spacious main-level bedrooms. The primary suite features direct courtyard access, a custom walk-in closet, fireplace, and an eight-piece bath with a two person jacuzzi tub and three-head walk-in shower. A private guest suite offers its own fireplace, ensuite bathroom, and patio access, while the third bedroom overlooks the nearby lake and mountain backdrop. The finished basement includes a ¾ bath and flexible living space suitable for a gym, media room, recreation area, or potential fourth bedroom. While the property is part of the Yellowstone Estates HOA, there are no HOA dues. Inquire for more information regarding potential ADU uses and opportunities.





Agriculture

Yellowstone Estate offers a unique opportunity to combine luxury living with productive agricultural use. The 59.73 +/- acre conserved parcel permits open agricultural uses and agricultural improvements, subject to Boulder County review and approval. The acreage has a history of farming and currently supports a light grazing lease. Existing fencing, and separate access create an excellent foundation for a variety of agricultural operations. Buyers interested in constructing agricultural buildings or pursuing a specific agricultural use should consult Boulder County Planning and Parks & Open Space regarding future plans.

Properties offering both a high-end residence and meaningful agricultural potential in Boulder County are increasingly uncommon.

Region & Climate

Boulder County is recognized for its diverse landscapes, strong agricultural heritage, and exceptional quality of life. Yellowstone Estate enjoys Colorado's four distinct seasons, with over 300 days of sunshine annually, warm summers, mild winter days, and comfortable evenings throughout much of the year. The property's location offers immediate access to hiking, fishing, cycling, golf, and countless outdoor recreation opportunities while remaining close to the amenities of Longmont and Boulder. The combination of open space, mountain views, and convenient access to the Front Range creates a setting that is both scenic and highly desirable.





Location

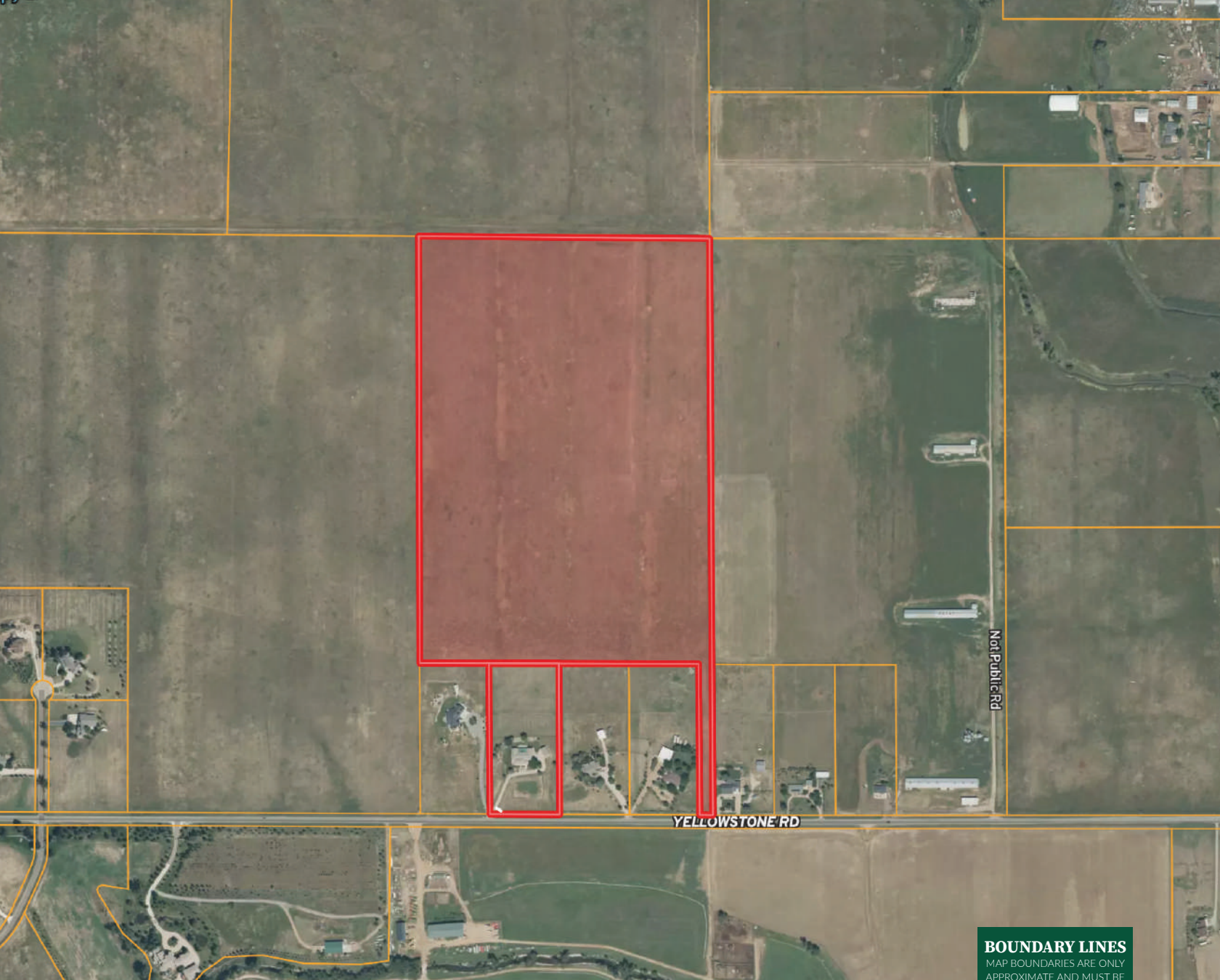
Located 3 miles North of Longmont city limits, the property provides exceptional privacy without sacrificing convenience. Highway 287 is less than one mile away, offering quick access to a major transportation route.

The property is approximately:

- 5 miles to TPC Colorado, Twin Peaks Golf Course, and Ute Creek Golf Course
- 5 minutes to Longmont
- 15 minutes to Loveland
- 35 minutes to Boulder
- 45 minutes to Denver International Airport

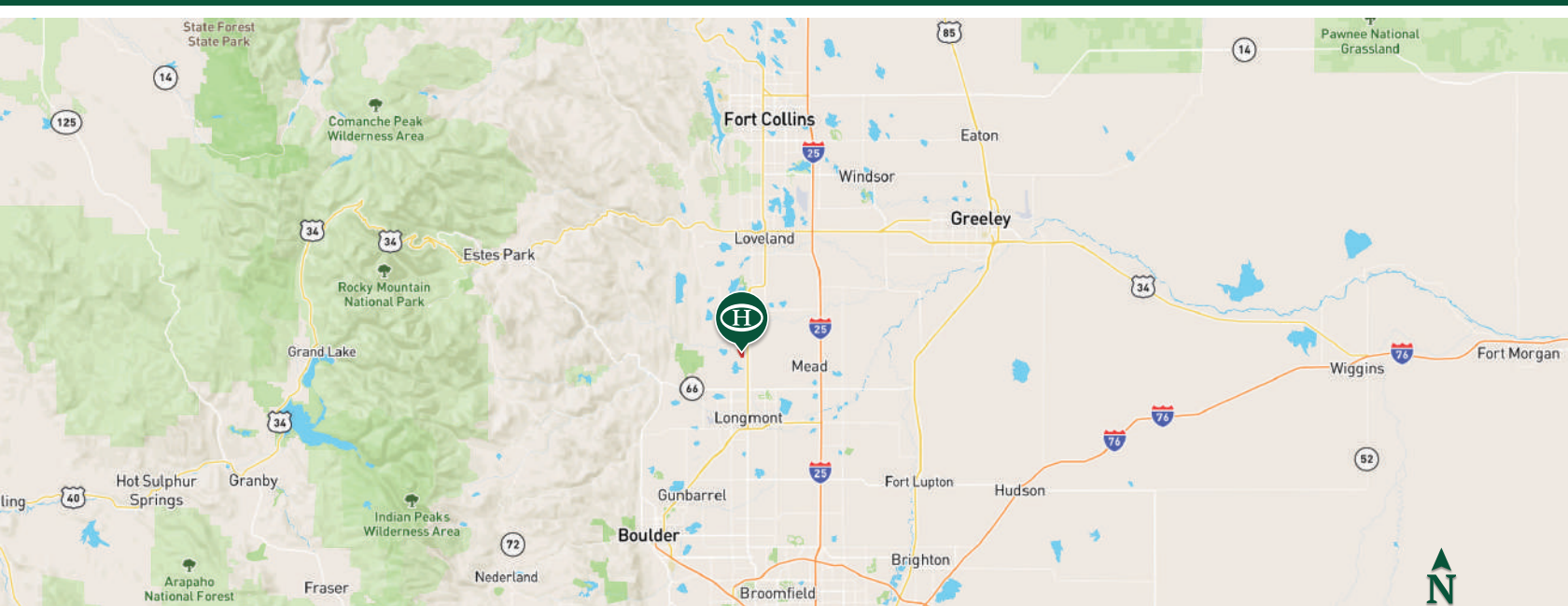
Daily shopping, restaurants, schools, and medical services are all within a short drive while the property maintains a peaceful rural setting.





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

 Boundary  Cabin  BLM  Fish & Wildlife



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 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.

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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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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