



26.72 acres w/ Private Lake

Boulder, Colorado



6967 Valmont Rd | MLS# 873492

Boulder, CO 80301



- Offered at:** \$1,700,000
- Size:** 26.72 total acres on two congruent parcels, includes water rights, private well permit
- Use:** Zoning A-Agriculture
- Location:** 1.5 miles to Boulder City Limits in Unincorporated Subdivision

SUBJECT PROPERTY:



PROPERTY SUMMARY

This land has been a working cattle ranch with an irrigated pasture and large garden area. In addition this property includes a five bedroom home with 2-car attached garage. Outbuildings include 2-space garage detached shop, mobile home (permitted), straw bale art studio, hay barn, workshop, detached storage building, detached farm sales building, loafing sheds, chicken coop.

Land improvements include Irrigated hay fields, fenced pasture, horse corral, holding pens, outside water supply to barns and pasture, small animal pens, large garden areas.

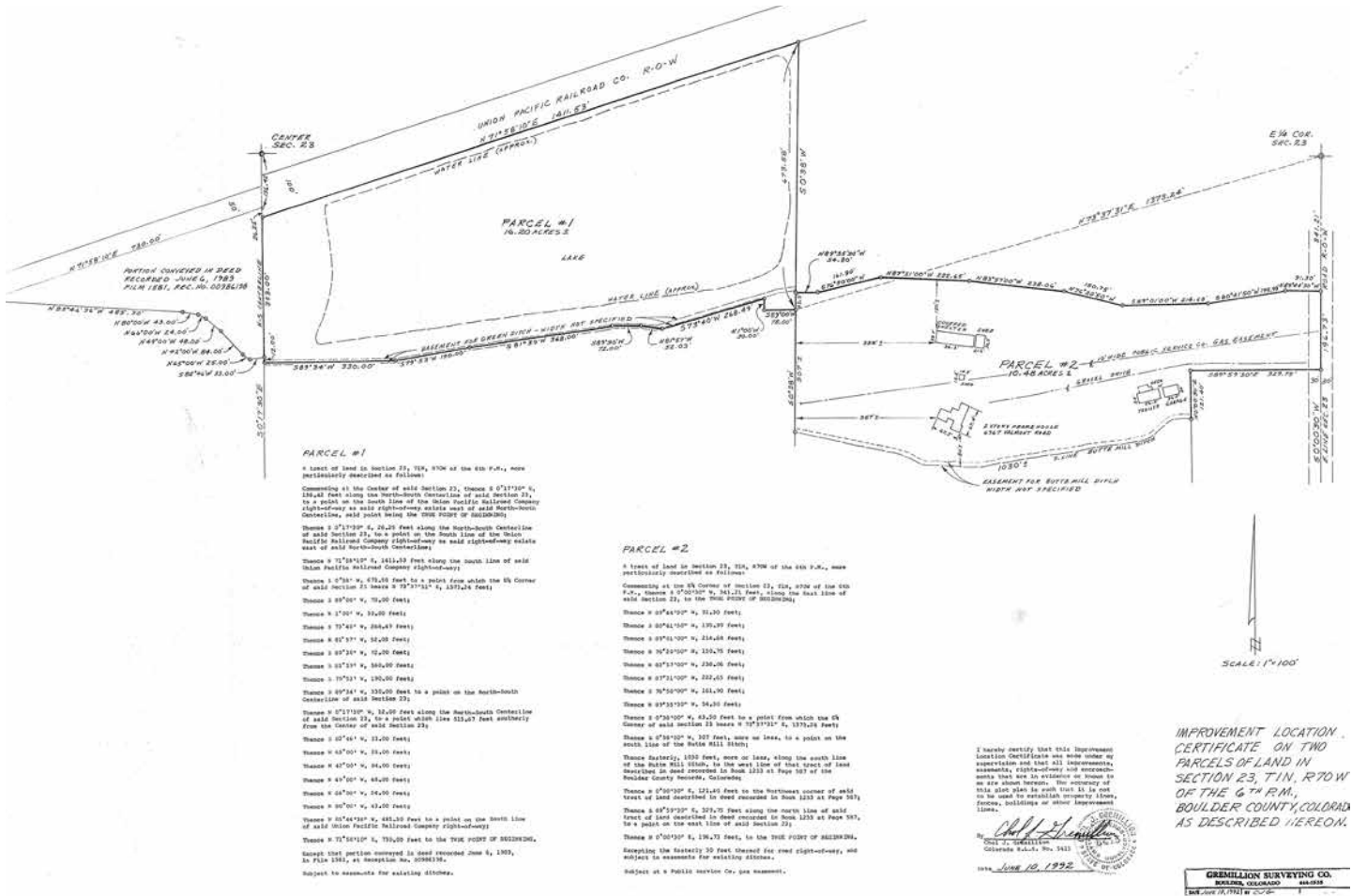
Private lake is auto accessible from 3 sides, private bridge, large shaded picnic area, fishing dock, boat ramp with anchor, shaded private drive on the south, high ground on the west side not in the flood plain. Currently this property has membership only fishing and boat use access.

FOR MORE INFORMATION:

Doug Haffnieter, Broker
Flagstaff Properties, Inc.

T 303-589-1412
doug@flagstaffpropertiesinc.com





6967 Valmont Road

Legend

- Floodway (Boulder County)
- 100-Year Floodplain (Boulder County)
- 500-Year Floodplain (Boulder County)



0 480 960 Feet